



**SIMONINI**

**CUSTOM HOMES & RENOVATIONS**

## SouthPark City Homes

### *SPECIFICATIONS*

☞ Denotes a Simonini Homes quality feature

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### ***FOUNDATIONS***

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#### ***Foundation System***

- Raised stem wall or monolithic foundation per lot requirement.
- Brick veneer over exposed foundation

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### ***SOIL TREATMENT***

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#### ***General***

- Soil pretreatment for termites during construction
- Warranty against termite damage and any required soil retreatment if termite activity is detected is included for the first year after closing by Termite Company.

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### ***FRAMING***

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#### ***General***

- Wood and steel frame construction per plan.
- Floors systems framed with Engineered I-Joist/Floor Trusses per plan.
- Subfloor: ☞ *Advantech*<sup>®</sup> 3/4" T & G, OSB or equal sub-flooring on Main & Upper Floor, glued throughout except as otherwise specified.
- ☞ Complete OSB exterior sheathing with *Typar*<sup>®</sup> or equal house wrap, applied in a shingle fashion with tape applied to all house wrap seams.
- Roof system to be engineered roof trusses, per plan.

**ROOFING**

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**Roofing**

*Shingles*

- Roofing is a **Tamko Heritage** 30-year composition architectural shingle.

*Sheet Metal Roof*

- Dark Bronze Standing seam sheet metal roofing, per plan.

*Flashing*

- All flashing shall be dark bronze aluminum.



Tamko Heritage Architectural Shingle ~ Weathered Wood



Standing Seam Metal Roofing ~ Dark Bronze

**ROOFING**

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***FRONT ENTRANCE DOOR***

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***Front Entrance Door***

- Paint grade Fiberglass door with paint grade wood jamb is included, door style per plan, with clear glass.



Fiberglass Entry Door

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***ROLL-UP GARAGE DOORS***

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***Roll-Up Garage Doors***

- 16' x 8' Amarr Classica Collection Series 2000 Insulated metal roll-up doors, per plan.

***Operator(s):***

- ½-hp chain drive operator with (2) two- button remotes per door.
- Exterior keypad is included



Amarr Classica Collection

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***WINDOWS AND EXTERIOR DOORS***

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***Windows:***

- Sierra Pacific Bronze/White vinyl single hung windows. Includes tilt in feature.
- Grid pattern of GBG (grills between the glass) per plan
- **Low E Glass included**

***Doors:***

***Patio and Pedestrian Door(s)***

- Bronze/White Smooth fiberglass
- Grid pattern of GBG, per plan
- **Low E glass included**

***Sliding Glass Door(s)***


- Bronze/White vinyl sliding glass doors
- Grid pattern of GBG, per plan
- **Low E glass included**

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***HVAC***

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***General***

-  Supply air vents to be installed in all walk-in closets and Pantry's (only if located at exterior walls.)
- "Dryer Box" venting to be installed behind dryer
- Additional HVAC upgrade options available
  - *NOTE: Owner responsible for replacement of filters, per manufacturers recommended maintenance schedule.*

***Single Unit System***

- Three zones with individual thermostats per floor
- Heating: 93% AFUE gas furnace
- Air Conditioning: 14 SEER air conditioning
- Standard digital programmable thermostat

***Air Ducts***

-  All ductwork joints, connections, boots, and boot penetrations shall be sealed with mastic and fiberglass mesh tape per manufacturer's instructions.
- Venting of cook top exhaust included.

***Bath Exhaust Fans***

- Supply and install all bath exhaust fans including vent piping per plan.
- Exhaust fans shall be properly sized to the square footage of each bath but not less than 80 CFM and have a noise rating of not less than 2 sones.
- Bathrooms where the water closet is enclosed require an exhaust fan in both the water closet room and the main bathroom.
- Combination recessed fan/light included at each shower, tub/shower combo, and master water closet.

***Gas Piping***

- Gas to and venting of gas tankless water heater, Furnace & Cook Top

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***PLUMBING***

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***General***

- Included finishes are chrome faucets, white toilets, sinks, and tubs.
  - *Several fixture and finish upgrades are available as an option*
- Natural gas tankless water heater
- Pex water lines to resist corrosion and scale accumulation.
- Ⓢ PVC sewer lines with cast iron drops
- Two (2) exterior hose bibs, one each at front and rear of house.

***Master Bath***

- Kohler ‘Devonshire’ or Delta ‘Ashlyn’ 8” spread faucets at vanities and garden tub (per plan)
- Sterling white under mount sinks
- Kohler ‘Devonshire’ or Delta ‘Ashlyn’ single lever faucet at shower
- Sterling ‘Windham’ elongated comfort-height toilet with seat
- Kohler ‘Sunward’ 5’ garden tub, per plan

***Powder Room***

- Kohler ‘Devonshire’ or Delta ‘Ashlyn’ 8” spread faucet at pedestal sink
- Sterling ‘Windham’ elongated comfort-height toilet with seat
- Kohler ‘Veer’ Pedestal lavatory

***Secondary Baths***

- Kohler ‘Devonshire’ or Delta ‘Ashlyn’ 4” centerset faucets at vanity, tub/shower and/or shower, per plan
- Sterling white under mount sinks
- Fiberglass Shower Pan with tile surround
- Sterling ‘Windham’ elongated comfort-height toilet with seat

***Kitchen***

- Kohler ‘Simplice’ faucet
- Sterling ‘McAllister’ stainless steel under mount double or single bowl sink
- ½ HP disposal

  
**SIMONINI**  
CUSTOM HOMES & RENOVATIONS



**Kohler**  
Devonshire Widespread Lavatory Faucet;  
Polished Chrome; Traditional Lever Handles;  
Flexible Connections; Pop-Up Drain



**Sterling**  
17' X 13' Vitreous China Undercounter  
Lavatory Wescott White  
STANDARD BATHROOM SINKS



**Kohler**  
Devonshire Rite-Temp Shower Only Faucet;  
Polished Chrome; Lever Handle; High-  
Temperature Limit Stop; Metal Construction



**Kohler**  
Devonshire Bath Faucet Trim; Polished  
Chrome; Lever Handles; High-Flow; 9" Spout;  
Deck/Rim-Mount



**Kohler**  
Sunward Drop-In Tub; White; 72" X 42"; 15" To  
Overflow  
STANDARD DROP IN TUB OPTION



**Sterling**  
12" Elongated Bowl ADA Windham White  
STANDARD TOILET FOR MASTER AND  
POWDER

**Plumbing - Master Bathroom**

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Alan Simonini Homes

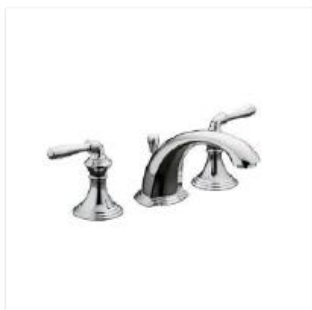
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Homeowner

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Homeowner

  
**SIMONINI**  
 CUSTOM HOMES & RENOVATIONS



**Kohler**  
 Devonshire Widespread Lavatory Faucet;  
 Polished Chrome; Traditional Lever Handles;  
 Flexible Connections; Pop-Up Drain



**Kohler**  
 Veer Pedestal Lavatory; White; 21"; 3  
 Widespread Faucet Holes  
 STANDARD POWDER

**Plumbing - Powder**



**Kohler**  
 Simplice Pull-Out Spray Kitchen Faucet;  
 Polished Chrome; 16-5/8"; 1.8 GPM  
 STANDARD KITCHEN



**Sterling**  
 Mcallister 32" X 18" X 8-1/4" Double Brass  
 STANDARD SINK



**Sterling**  
 Mcallister 32" X 18" X 9" Undercounter Single  
 Base  
 STANDARD SINK

**Plumbing - Kitchen**



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**Kohler**  
Devonshire Centerset Lavatory Faucet;  
Polished Chrome; 4-3/4" Spout Reach; Pop-Up  
Drain W/Lift Rod & Tailpiece



**Sterling**  
17" X 13" Vitreous China Undercounter  
Lavatory Wescott White  
STANDARD BATHROOM SINKS



**Kohler**  
Devonshire Rite-Temp Shower Only Faucet;  
Polished Chrome; Lever Handle; High-  
Temperature Limit Stop; Metal Construction



**Sterling**  
Windham 12" Elongated Bowl; White; 1.6 To  
1.28 Gallons Per Flush  
STANDARD TOILET

**Plumbing - Secondary Bathroom**

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Homeowner

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Homeowner



## ***ELECTRICAL***

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### ***General***

- Per electrical drawings and all applicable building and electrical codes
- 200 Amp service
- Smoke detectors per code
- Carbon monoxide detectors installed, (1) per floor
- Recessed can lights, included per plan, *IC rated and sealed*
- Pre-wire for ceiling fans, included per plan
- Receptacles per code unless otherwise noted
- All receptacles approximately 13" off floor except at garage & counter tops
- All toggle switches placed 39" off finished floor to allow for the best decorative use of wall space.
- All switches shall be white toggle-style with white cover plates and receptacle outlets are white with white cover plate
- One (1) standard doorbell chime with one (1) push button
  - *Various options and accessories available*
  - *Dimmers are optional*
  - *Under cabinet lights optional*
  - *Shallow box under cabinet outlets in kitchen are optional*

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## ***AUDIO/VIDEO & STRUCTURED WIRING***

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### ***Structured Wiring (per plan)***

- Main Control Box; 1 total
  - 36" structured wiring panel with lid: 1 total
  - 6-port phone hub, 4-line capability
  - Amplified cable TV distribution module included, 6 location output
  - Double 110V duplex housing: 1 total
- Chase pipe for future wiring: 1 total
- Cat5e Telephone Outlets with Trim; one (1) total locations
- RG6 Quad Shield TV/Cable Outlets with Trim; Five (5) total locations
  - *Additional Audio/Video options are available as an option*

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## ***INSULATION***

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### ***Thermal Insulation***

- R-19 un-faced batt insulation at the perimeter rim board between the first and second floor I-Joists
- R-30 blown insulation at all 2<sup>nd</sup> floor ceilings or R-30 batts as required
- R-13 un-faced batt insulation at all 2x4 exterior walls or R-19 un-faced batts at 2x6 exterior walls
  - *Quiet package is available as an option*

***VENEER***

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***Brick (per plan)***

- Oversized brick
  -  *Mortar Break™* and *Weep Vents™* included, allowing for better drainage and venting of air space.

***Stucco (per plan)***

- Hard coat stucco with acrylic-finish, per plan
    - Note: Due to the nature of the cement stucco materials and standard application means and methods, the uniformity of color cannot be guaranteed.
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***HARDWOOD FLOORING***

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***Hardwood Floor***

- Pre-Finished Engineered Flooring, 5” wide Mohawk, located at Lower Level Foyer, Rec Room & entire Main Level.
    - *Several flooring options available as an upgrade*
  - Glue down flooring with vapor resistant glue
    - *Note: there will be normal minor differences between the color sample and the color of the installed floor*
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***DRYWALL***

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***Walls***

-  1/2” finished drywall, screwed to studs.

***Ceilings***

-  1/2” *Controlled Density Ceiling Board* finished drywall, screwed to joists
  - Finish all ceilings smooth

***Wet Areas***

- Moisture resistant green board at wet locations.
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***EXTERIOR COMPONENTS***

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***Trim***

- Low maintenance composite for all exterior boxing (soffits, eaves, rakes, etc.)

***Columns***

- Square columns are paint grade custom built with fiberglass or “rot resistant” composite wood, per plan


***Ceilings***

- Paint grade drywall ceilings per plan

***Exterior Railing***

- All exterior railing is composite PVC, per plan

***Shutters (per Plan)***

-  Paint-grade composite or wood per plan.
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## ***PAINTING***

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### ***General***

- All paints and sealers specified are *Sherwin Williams* brand products unless noted otherwise, and will be Latex paint.
- All paints to be selected from the *Sherwin Williams* Color Deck
- All paints meet the *Green Seal/LEEDS VOC* (Volatile Organic Compound) requirements

### ***Paint System***

- ③ Three coat paint system included
- ③ Painting of all six sides of interior doors included
- ③ Vacuuming between sanding and painting included
- ③ Walls and ceilings receive one coat of High Build Primer and two coats of Acrylic Latex Flat
- ③ Trim receives one coat of Alkyd Enamel Undercoat and two coats of Signature Select Semi-Gloss

### ***Color Allotment***

- Two “light” colors are included for the walls, and one “light” color for trim
- All flat ceilings to be painted Alabaster, SW7008
  - *Additional colors and “dark” colors are available as an upgrade*

### ***Garage Door***

- Included garage door to be painted exterior trim color

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## ***CABINETS***

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### ***Kitchen, Master Bath & Secondary Baths, per plan***

- Solid Maple custom cabinetry with flat panel door
- Several stain & paint choices included
- Dovetail full extension under mount soft close drawers in Kitchen
- Drywall on backside of islands
- Crown mold and light rail molding included in Kitchen
- One 3-drawer stack included, per plan
- One trash pull-out included with 2 containers in Kitchen
  - *Laundry cabinets are optional*
  - *Many optional cabinet accessories and features to choose from*
  - *Various options in door styles & finishes available*

### ***True Powder Rooms***

- No cabinets. Even if a vanity is shown on the plan, the standard in a Powder Room is a pedestal sink.

### ***Built-ins***

- Available as an option

**COUNTER TOPS**

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***Kitchen and Butler's Pantry***

- 3CM granite with included tile back splash (see Tile for more information)
- Group B Granite/Marble included

***Master Bath, Secondary Baths (per plan)***

- 3CM granite with 3CM x 4" back splash
- Group B Granite/Marble included at the Master Bath
- Group A Granite included at all other locations

***General***

- Select from several standard colors with standard edge details
  - *Various counter top upgrades available, such as Marble, Quartz, and Natural Stone*
  - *Various edge detail upgrades available*

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**TILE**

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***Floor Tile***

- Several included selections to choose from
- Tile included at Master Bathroom Floor & Shower Floor
- Tile included at Secondary Bathroom Floors (*shower floors are included as shower pans, with the option to upgrade to tiled shower floors*)
- Tile included at Upper Level Laundry Room Floors (*First Floor Laundry Rooms are included as Hardwood Flooring*)

***Wall Tile***

- All Master Bath shower walls to be tiled to approximately 7' above finished floor if it is an "open" shower, glass shower enclosure per plan.
- All secondary showers and tub walls to be tiled to approximately 7' above finished floor

***Back Splash and Surround***

- Kitchen to have an included tile back splash above counter top areas installed up to the bottom of the upper cabinets
- Tile back splash at cook top installed up to bottom of hood
- Master Bath tub to receive standard tile at deck, back splash (1' above deck), and surround

***General***

- Level A Tile included throughout
- All tile to be laid in a square pattern as standard
- A 6" Radius Corner Ceramic Shelf included at all showers and shower/tub combo's
  - *Decos and trims are optional in all areas*
  - *Several tile patterns and special cuts and shapes are available as an option*
  - *Various upgrades available for tile*

***INTERIOR TRIM***

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***Trim Package***

*Casing*

- Casing included at all windows, doors and interior openings

*Base*

- 5¼” base throughout
- Shoe mould at all hardwood and tile floors

*Window Sills*

- Window stool included at all windows with square bottoms
  - *Several trim options available as an upgrade*

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***INTERIOR DOORS***

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***General***

- Interior doors are hollow core, smooth hardboard
  - *Solid core doors are optional*
  - *Quiet door package available as an option (solid core doors at master bedroom, master bathroom, powder room and laundry room)*

***Door Height***

- 8’0” door height on Main Level
- 6’8” door height on Lower & Upper Level.



Jeld-Wen ‘Cambridge’ Hollow Core Door



CUSTOM HOMES & RENOVATIONS

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## *INTERIOR STAIRS*

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### *Stairs*

- Open solid oak stair treads with painted risers at lower to main level floor stair case; carpet grade treads/risers at main to upper level floor stair case
- Oak newels with painted balusters and post to post hand rail system
- Staircases per plan
  - *Various upgrades available*



Paint Grade Balusters, Stain Grade Oak Newels with Stain Grade Oak Handrail

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## *CARPET*

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### *General*

- All carpet installed on ½” 6lb. rebond pad.
- All pads and carpets installed have been tested by the *Carpet and Rug Institute* and actually exceeds the standards for the *‘Green Label Plus’* for low VOC (Volatile Organic Compounds) emissions.
- Level A Carpet installed on entire 3<sup>rd</sup> floor (except bathrooms and Laundry) and 1<sup>st</sup> floor bedrooms and closets
  - *Several upgrades available, including pad upgrade*

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***APPLIANCES***

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***General***

- Standard Kitchen appliances are ***KitchenAid*** with a stainless steel finish
  - 36” ***KitchenAid*** 5 Burner Gas Cooktop – KCGS356ESS
  - 30” ***KitchenAid*** Electric Single Oven – KOST100ESS
  - 36” Stainless Wall Hood 400CFM – FHWC3655LS OR FHWC366OPLS
  - ***KitchenAid*** SS Dishwasher – KDTE104ESS
  - KitchenAid Microwave w/ Trim Kit – KCMS2255BSS/MK2220AS
    - *Upgrades are available*
    - *Appliance options available, including refrigerator, wine chiller, and Washer/Dryers*



36" Frigidaire Hood



36" KitchenAid Cooktop



36" Frigidaire Hood



KitchenAid Dishwasher



30" KitchenAid Single Wall Oven



KitchenAid Microwave



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**LIGHTING**

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**General**

- An allowance of \$3,000 will be provided to be used towards all interior decorative fixtures, fluorescent lights at closets & garages, bulbs, ceiling fans, rope lighting, puck lighting, & under cabinet lighting.
- UL approved fixtures only will be installed
- Wiring and installation for rope lighting, and under cabinet lighting options to be selected with designer.

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**DOOR HARDWARE**

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**General**

- Choose from standard **Schlage** selections below
- Front Door Handle Set – Camelot Aged Bronze
- Interior Door Handle Sets – Schlage Siena, Georgian or Lever (several finishes available)
- All entry doors have single cylinder dead bolts



Siena



Georgian



Stratus



Camelot

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**BATH HARDWARE**

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**General**

- *Seal Beach, Charleston, Carmel or Ventura* included
- Several finishes to choose from
- (2) 24" (or sized to fit) towel bars at Master Bathroom
- Tissue holder at each commode

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## ***SHELVING***

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***General***

- Master Bedroom Walk-In Closets included as white melamine shelving with a wall of double-hang shelving and a wall of long-hang shelf & rod.
- Standard ventilated wire shelving throughout secondary closets
- Five (5) ventilated wire shelves in Pantry and Linen closets
  - *Upgrades available*

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## ***MIRRORS***

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***General***

- All bathrooms to receive 42" high plate glass mirrors.
  - *Upgrades available for framed mirrors or beveled edge mirrors*

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## ***SHOWER ENCLOSURES***

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***General***

- Included framed door unit with chrome trim and 3/16" clear glass for full showers per plan
  - *Upgrades are available for semi-frameless & frameless units, as well as various trim finishes*

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## ***EXTERIOR SLAB FINISHES***

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***General***

- All exterior porches are included as concrete with a broom swept finish
  - *Upgrade available to install tile or brick pavers*

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## ***DRIVES AND WALKS***

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***Main Drive***

- 3000 psi concrete per plan, with expansion and control joints as needed

***Front Walk***

- Paver sidewalk included from front door to driveway

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## ***GUTTERS and DOWNSPOUTS***

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***General***

- 5" aluminum ogee gutters with 3" x 4" downspouts



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## MISCELLANEOUS

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### *General*

- **Important Buyer Note:** Buyer acknowledges the importance and value of this document as an Exhibit to the Agreement of Sale. The House will be constructed in strict conformance with the descriptions and allowances contained within the Specifications. By initialing below, the Buyer acknowledges that they have reviewed, approved, and understand the Specifications for the House.
- Only items expressed in these specifications are included in the construction of your home. No verbal or pictorial representation.
- IN THE EVENT A CONFLICT OCCURS BETWEEN THE PLANS AND SPECIFICATIONS, THE OVER-RIDING DOCUMENT TO BE USED IN THE CONSTRUCTION OF THE HOME SHALL BE THE SPECIFICATIONS.
- ANY CONTRACT ADDENDUM AND/OR ADDITIONAL WORK AUTHORIZATION SUPERCEDES SPECIFICATIONS
- Builder reserves the right to use similar products and/or manufactures other than those specified above