

GeorgeAnn Custom Homes, Inc.

Our Standard Quality Building Specifications

EXCAVATION AND FOUNDATION FEATURES:

- Excavate for foundation & backfill to standard or existing grade
- Poured concrete footers, 10" x 20" min.
- All concrete is 3,000 PSI or better
- Footers installed below frost line
- Full tar waterproofing below grade
- 10" poured concrete walls-height approximately 8'
- Crock for sump pump is installed when perimeter drain can not be drained to surface by gravity
- Minimum 4" stone under poured slab
- 4" poured concrete floor with reinforcing wire mesh
- Basement windows per plan
- Manufactured wood laminated beam with steel columns spaced per print
- Manufactured wood laminated beam w/ steel concrete filled 4"
- Driveway up to 75 feet, w/ shale base and 2A modified stone

FRAMING FEATURES:

- 2 X 6 studs, 16" o.c. on exterior walls
- 2 x 4 studs, 16" o.c. on garage walls
- 2 x 4 studs, 16" o.c. on interior partitions
- 2 x 6 walls, 16" o.c. on plumbing walls
- 2 x 10 headers on bearing walls as required
- 2 x 10 door and window headers
- 7/16 O.S.B. wall sheathing
- Exterior house wrap - heated areas only

FLOOR DECK FRAMING:

- 2 X 6 pressure treated sill plate
- 2" x 10" floor system 16" o.c.
- ¾" tongue & groove Advantech subfloor glued, nailed, screwed

ROOF AND CEILING FRAMING:

- Rafters 2 x 8, 16" o.c., cathedral areas 2 x 12
- Ceiling joists 2 x 8, 16" o.c.
- 7/16 OSB roof sheathing
- 30 Year architectural GAF roof shingles w/ 15 lb. roof felt and ice & water shield
- Continuous ridge vent system

EXTERIOR TRIM:

- Aluminum fascia and soffit systems
- Seamless gutters and downspouts
- Vinyl shutters per print; assorted colors available
- Partial stone, stucco and fronts

EXTERIOR DOORS AND WINDOWS:

- Silverline vinyl high perform. windows, low "E" w/ screens grills
- Therma-Tru main entrance door, metal clad, foam insulated
- Vinyl clad sliding doors w/ insulated glass & screen, per plan
- French-style patio doors w/ insulated glass & screen available
- Anderson or Pella Pro-Line windows available
- Steel insulated garage doors

PLUMBING FEATURES:

- All main interior water supply lines are Aquapex Wirsbo
- Waste lines are PVC
- Two frost free exterior hose connections
- A.O. Smith hot water heater: 80 Gal. high efficiency
- Washer and dryer hook-ups
- Moen or Delta plumbing fixtures

KITCHENS AND BATHS:

- Custom handcrafted oak, maple or hickory cabinetry w/ wood dove-tailed drawers
- Formica laminate countertops (Granite available)
- Stainless steel single or dbl. bowl sink in kitchen w/ sprayer
- Kenmore dishwasher, range oven & microwave
- One piece deluxe fiberglass tub/shower
- Oak vanities with cultured marble tops
- Eljer or equivalent 1/6 gallon water saving toilets
- Surface mounted mirrors in all bathrooms
- Exhaust fans in all baths ducted to exterior
- Paper holder, towel bar and shower rod in all baths

INTERIOR TRIM:

- Classic six-panel triple hinged interior doors
- Custom trim package – paint grade
- Oak stair rails with white balusters
- Custom manufactured stairs
- Closet doors are bypass or bi-fold with jambs, per plan
All units are pre-hung and painted
- Shelving is white vinyl vented with integral clothes rods
- Kwickset lever type locksets
- Hardwood flooring available

WALLS AND FLOORING:

- Quality wall-to-wall carpeting in a variety of colors
- Ceramic tile floors in foyer, kitchen and baths standard
- ½" underlayment beneath all tile flooring
- All sheet-rock ½" is screwed, glued, spackled(3x) & sanded
- Interior painting-two coats (GA white) plus touch-up

ELECTRICAL FEATURES:

- 40 circuit, 200 AMP electrical service
- All outlets & switches located and wired to applicable code
- Ground fault interrupter outlets in kitchen, baths & exterior
- Two exterior outlets (front and rear)
- Progress lighting fixture package per GeorgeAnn Homes
- Front and rear exterior lights and front door chimes
- Elec. wired smoke detectors in each bedrm. and floor levels
- Wiring for telephone and cable TV jacks (3) each

ENERGY EFFICIENCY FEATURES:

- Electric heat pump w/ C/A (2) zones std. on most homes
 - R-30 floor fiberglass batts per PA code
 - R-21 exterior wall insulation per PA code
 - R-38 ceiling insulation per PA code
- Energy efficient design & construction complying w/ Act 222
Super seal packages available
Energy efficient insulated front and rear doors
Exterior house wrap – heated areas only

WARRANTY / QUALITY ASSURANCE:

- One year full new home warranty
- Over 50 years of building experience
- Manufacturer's extended warranties
- 30-day pre-settlement inspection
- Personal home orientation and pre-inspection approx. one week prior to settlement

GeorgeAnn Custom Homes specifications meet or exceed CABO and BOCA building codes applied to residential construction. GeorgeAnn Custom Homes guarantees your new home for a period of one year. This guarantee is in addition to other manufacturer's warranties which may apply.

Finished house may vary from artist rendering. Builder reserves the right to make changes as deemed necessary. All elevation, floor plan dimensions and details shown here are approximate and subject to change without notice.