

# Northeastern Custom Homes

## Setting a Higher Standard of Home Construction.

We only use quality, handpicked materials that we believe in. Our homes are built to the minimum code standards and above. It's important to us that we deliver a quality built, energy efficient, custom home with personalized details to build a specifically exclusive home for each of our clients.

We look forward to welcoming you Home!

### *Home Structure*

- 1 2-course tall basement with 10" block for main foundation and 8" block at garage and per print
- 2x6 pressure treated sill water barrier
- 4" drain tile around inside and outside perimeter
- Sump crock with pump
- Poured concrete slab over gravel base and moisture protecting poly barrier
- Exterior parging at foundation walls
- 1 Egress Exit from Basement (per code) (site permitting)
- Engineered flooring system (per plan)
- Exterior walls 2x6 construction
- Interior walls 2x4 construction
- 3" steel jack posts supporting beams
- 3/4" tongue and groove OSB Sub-floors, glued and nailed
- Zip System™ sheathing at walls and roof
- Pre-engineered roof trusses (per plan)
- 1/2" Sheetrock
- Fire code sheetrock at garage unfinished (mud & taped)
- R-21 batt insulation at exterior walls
- R-49 insulation at ceilings
- R-15 faced insulation at sidewalls in basement
- Architectural shingles
- Ice & Water shield at valleys and 6 feet up at the eaves
- Synthetic paper underlayment
- Ridge vents on peak
- Steel drip edge
- PVC waste lines
- Laundry hookups (electric) (per plan)
- 50 Gallon power-vented gas hot water heater
- Public water and sewers (site permitting)
- 2 exterior spigots
- Electrical as per fire underwriters code
- Moisture sensitive GFI circuits per code
- Arch Fault Circuits per code
- 200 amp electrical service
- 220 volt line for range and dryer
- Smoke and carbon monoxide detectors per code
- 2 exterior outlets
- Exhaust fan in bathrooms
- 4 Outlets in Basement
- 4 Outlets in Garage
- Exterior light fixtures (per code) (per plan & allowance)
- Anderson 100 Series single-hung windows (standard grid package & color)
- Screens on all operable interior windows
- Vinyl siding
- Vented Soffits
- 1x4 trim detail at window exteriors

- Shutters at Front Elevation (per plan)
- Therma-Tru fiberglass front door with transom and sidelights (allowance)
- 8 ft. Steel insulated overhead garage door
- High efficiency power-vented gas forced air heating system
- Central Air Conditioning (per plan)
- Programmable thermostat

### *Home Amenities*

- 9 ft. ceilings with 5" tall base molding at first floors
- 8 ft. ceilings with 3 1/2" tall base molding at second floors
- Interior walls painted with two coats of eggshell latex paint
- Ceilings painted with sand paint finish
- Designer lighting package allowance (per plan)
- Designer kitchen cabinetry allowance (per plan)
- Designer knobs on kitchen cabinetry allowance (per plan)
- Granite kitchen countertops, choice of standard colors (per plan)
- Undermount stainless steel kitchen sink
- Moen kitchen faucet fixtures allowance (per plan)
- KitchenAid appliance package allowance (per plan)
- Waterline to refrigerator
- Garbage Disposal
- Moen bathroom faucet fixtures allowance (per plan)
- Granite vanity countertops, choice of standard colors, with white undermount sink (per plan)
- Beveled mirrors above bathroom vanities (per plan)
- One-piece tub/shower units at secondary bathroom (per plan)
- Designer master bath suite layout with 2 sinks and fiberglass shower base with tiled walls (per plan)
- Designer interior trim package allowance (painted white, satin finish)
- Wood jambs and casings around windows, doorways and passageways (painted white, satin finish) (per plan)
- Designer interior door package allowance (painted white, satin finish) (per plan)
- Brushed Nickel OR Bronze interior door hardware package allowance (per plan)
- 3/4" Prefinished Hardwood flooring at halls and first floor living spaces (excludes bedrooms), choice of standard colors (per plan)
- Ceramic tile flooring at bathrooms and laundry room, choice of standard colors (per plan)
- Carpet flooring at bedrooms, choice of standard colors (per plan)
- 1 Gas Fireplace insert tiled with mantel surround painted white to match trim, allowance (per plan)

Above specifications may be subject to change upon availability.  
All materials are warrantied as per manufacturer warranties.