

Tri County Builders

PATUXENT SERIES

STANDARD FEATURES 2019

FOUNDATION

- Poured concrete footers per plan
- Crawl space foundation per plans
- Vents per requirements
- Light with switch next to crawl space door
- 6 Mill Polyethylene vapor barrier
- Front concrete stoop, steps and side walk to end of the home
- Optional Basement available

FLOOR SYSTEM

- #2 or better 2"x10", 2"x12" Floor joists or "I" Joists depending on model
- *Solid wood blocking under parallel partitions*
- ¾" T&G Weyerhaeuser Gold Edge floor decking *glued and nailed* to floor joists
- No-wax vinyl floors over ¼" luan underlayment in kitchen/bath/ and utility areas
- Standard 100% Nylon, stain resistant carpet with upgraded 8 lb. rebond pad

EXTERIOR WALL

- 2"x6" Partition studding @ 16" O.C.
- 7/16" OSB Sheathing
- Solid colored vinyl siding, Twin 4/5 Straight lap or Dutch lap, Choice of Colors. Limited lifetime warranty by Certainteed
- Windows: Andersen Silverline Vinyl single hung, insulated, tilt-in bottom sash, with screens and grills
- Front door: 1-3/4" steel clad, insulated, six panel entry door, sidelights where shown
- Rear door: French (center hinge) metal insulated with tempered glass or Vinyl sliding glass door (see plans)
- Pre-formed wood sculpt polystyrene Louvered or Raised Panel shutters on front windows. Choice of colors
- Master mounting blocks provided with siding for exterior lights
- 2"x12" Headers over all exterior windows and doors
- Better Home Products exterior hardware package

INSULATION

- Exterior walls insulated with R-21
- Ceilings insulated with R-49/R-38 vaulted
- Crawl is insulated with R-19
- Optional basements are insulated with R-11 flame spread
- Crawl space includes water supply insulation
- Air guard package for exterior walls
- Air stopping for all penetrations

INTERIOR

- Interior finished ceiling height 8'
- 2x4 Partition studding @ 16" O.C.
- 1/2" Gypsum drywall *glued and field screwed*
- Colonial 6 panel interior doors
- Vinyl coated ventilated shelving in closets
- Oak handrails with painted balusters on 2 stories
- 2 ¼" Colonial casing on doors and windows
- 3 ¼" Colonial base boards
- White quarter round trim in all vinyl areas
- McCormick White latex paint - flat finish (2 coats)
- McCormick White latex paint – washable low-sheen (2 coats) for kitchen and bath with semi-gloss trim
- *Solid wood blocking* behind Kitchen cabinets and vanities
- *Solid wood blocking* behind all closet shelving
- Better Home Products interior hardware package

ROOF SYSTEM

- Engineered Truss system at 24" O.C. with hurricane straps. Pitch per plans
- 7/16" OSB sheathing w/ plyclips between trusses
- 12" overhangs front and rear, 6" gable overhangs covered with vinyl soffit and aluminum fascia
- Certainteed Landmark shingles over 15# felt with shingled ridge vent system (Manufacturers lifetime warranty)
- One piece baked on enamel seamless aluminum gutters with downspouts and splash blocks

AND AIR CONDITIONING

- 14 SEER Heat Pump with 10-year compressor warranty

PLUMBING

- 50 gallon, quick recovery, electric energy efficient water heater
- Two outside frost proof faucets
- CPVC waterlines with individual shut-off under sinks and lavatories (Copper optional)
- Washer and Dryer hook-ups
- Ice water hook-up for refrigerator
- Delta, single lever or dual lever (your choice), plumbing fixture package with 4" spreads
- Sprinkler system

ELECTRICAL

- 200 Amp service panel box with ground rods
- AC/DC smoke and fire detectors
- Classic lighting package. Kitchen includes recessed lights.
- Overhead lighting in all bedrooms
- Two outside receptacles on ground fault interrupters
- Electric door chime at front entry
- Two Telephone and Four T.V. outlets
- Exterior lights at all exterior doors
- Recessed lights over kitchen sink and garden tub (if applicable)

KITCHEN

- Aristokraft Sinclair Birch Recessed Panel or Aristokraft Oakland Recessed Panel kitchen cabinets.
- Base Lazy Susan where shown on plan
- Stainless steel double bowl sink w/ Delta, single lever, washerless faucet
- Formica Self edge laminate countertops with backsplash
- Drywalled soffit over wall cabinets or open: Your choice
- G.E. Vented (if on outside wall) range hood w/ two-speed fan and cooktop light
- G.E. Glass top self cleaning range
- G.E. Dishwasher w/ pot scrubber cycle
- G.E. Frost free top mount 21 c.f. Refrigerator with icemaker

BATH

- 60" one piece fiberglass tub/shower combination or shower stall with anti-scald valve where shown on plan
- Garden tubs with anti-scald valve where shown on plan
- Gerber 1.6 gallon water saving china water closet
- Chrome *Delta* washerless Faucets
- Aristokraft Sinclair Birch Recessed Panel or Aristokraft Oakland Recessed Panel vanity cabinets and cultured marble vanity tops
- Exhaust fan in each bathroom
- Mirrors with lights over vanities
- Chrome bath accessories: towel bar and paper holder



MHBR # 5707

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