

Jewell Homes Inclusions

Foundation:

- ◇ 10" thick reinforced poured concrete foundation
- ◇ Geotech Damp proofing membrane
- ◇ 2" foam board insulation from footing to top of wall
- ◇ Form-a-Drain drain tile system
- ◇ 6mm polyvapor barrier below basement floor
- ◇ 3" concrete basement floor
- ◇ 4" concrete garage floor
- ◇ Concrete stoop and sill at front door

Framing

- ◇ 2"x 6" exterior walls, 16" O. C.
- ◇ Sill sealer between foundation and home to prevent drafts
- ◇ 7/16" OSB wall sheathing
- ◇ Kiln dried SPF dimensional lumber
- ◇ Tyvek house wrap
- ◇ 9' ceilings per plan
- ◇ High performance subfloor with 200-day no-sand guarantee. Glued and nailed.
- ◇ Engineered steel beams and columns
- ◇ TJI floor joists

Roofing

- ◇ Owens Corning Lifetime dimensional shingles with 15lb synthetic underlayment
- ◇ 15/32" OSB sheathing with H clips
- ◇ Color matched valleys, flashing and gutter apron
- ◇ Ice and water shield at gutter line, valleys and roof to wall

Insulation

- ◇ R-50 fiberglass blown ceiling insulation
- ◇ R-38 batt insulation at cathedral and tray ceilings
- ◇ R-19 batt insulation at exterior walls
- ◇ Closed cell spray foam at box sills
- ◇ 6mm polyvapor barrier over insulation
- ◇ Fully weather stripped entry doors
- ◇ Garage insulated at firewalls
- ◇ Bottom plate and all touching studs caulked

Garage

- ◇ ½ horsepower belt drive opener with keyless entry pad
- ◇ Double sided steel overhead door(s) per plan
- ◇ Plaster ceiling and firewall

Windows and exterior doors

- ◇ Andersen 100 or Alliance Windgate low maintenance single hung composite windows with Low-E argon gas filled in white, per plan
- ◇ Andersen or Alliance low maintenance sliding patio door
- ◇ Thermatru front entry door

HVAC

- ◇ Lennox 95% efficient furnace
- ◇ Lennox 13 SEER air conditioning unit hangered to home
- ◇ Programmable digital thermostat
- ◇ High and low air returns in all living areas
- ◇ Kitchen vent, dryer and bathroom fans vented to exterior
- ◇ Heatator direct vent fireplace

Plumbing

- ◇ Flowguard CPVC waterlines
- ◇ PVC waste pipes, vents and soil stacks
- ◇ Two exterior frost proof hose bibs
- ◇ Sealed sump crock with 1/3 hp submersible pump
- ◇ RUUD 50 gallon power vent water heater
- ◇ ISE Badger 5, ½ hp garbage disposal
- ◇ Gas or electric hookup for range and dryer
- ◇ Aker fiberglass tub surrounds per plan
- ◇ Mansfield 217 bathroom sinks
- ◇ Moen Eva bath faucets
- ◇ Swanstone undermount kitchen sink
- ◇ Moen Brantford kitchen sink faucet with pullout sprayer
- ◇ Waterline to refrigerator
- ◇ Water shut-offs at each fixture
- ◇ Basement rough in of drains for future full bath within 20' of sewer
- ◇ Rough in for water softener with valve loop and 3rd waterline

Electrical

- ◇ 200 amp electrical service
- ◇ Toggle switches and outlets per code
- ◇ 12 recessed lights
- ◇ Undercabinet lighting in kitchen
- ◇ 2 exterior weatherproof GFCI outlets
- ◇ Garage door opener outlets
- ◇ Front doorbell
- ◇ Hard wired carbon monoxide detector with battery back up
- ◇ Hard wired smoke detectors with battery back up
- ◇ Silent exhaust fans in all baths and vented to exterior
- ◇ CAT-5 wiring to 5 separate locations, hook up by others
- ◇ 220v electric or gas to range and dryer
- ◇ Wiring for ceiling fans/lights in bedrooms

Drywall

- ◇ ½" drywall on all interior walls and ceilings
- ◇ ½" drywall on firewall and trussed areas
- ◇ Interior walls and ceilings with knockdown or sand texture with primer
- ◇ One coat, one color paint sprayed on ceilings and walls

Closets

- ◇ Melamine shelves with wood poles

Exterior

- ◇ James Hardie Colorplus 6" cement board siding
- ◇ Cultured stone or brick per plan
- ◇ Aluminum soffit and fascia
- ◇ Seamless aluminum gutters and 4" downspouts
- ◇ James Hardie corner, frieze and window trim per plan

Site Maintenance and cleaning

- ◇ Construction site clean-up and debris removal
- ◇ Professionally cleaned interior of home including: Vacuuming, dusting and window cleaning
- ◇ Dumpster on site (3)
- ◇ Port a john on site

