



**Land Visions Enterprises, LLC**  
**Construction Specifications & Features, Premiere**

**PERMITS:** County Specific  
Sewer: Public/Private - TBD  
Water: Public/Private - TBD

**Exterior Elevation:** Roof: CertainTeed Landmark AR Weight: 30 year Dimensional  
Front elevation: Hardi-plank/Brick/Stucco/Stone/Board & Batten/Vinyl  
Side and Rear elevation: Hardi-plank/Brick/Stucco/Stone/Board & Batten/Vinyl  
Stain/trim: painted two coats, 1 factory/1field  
Overhangs: 12" Material: PVC, Vinyl or LP Smartside  
Facia/Trim: Material: PVC, Vinyl or LP Smartside  
Gutters: 5" Continuous Material: Aluminum

**Windows:** Type: Marvin Integrity or Anderson 200/400 series (clad) double hung, vinyl ext.  
with interior wood jamb extension, with low E glass, white  
Grid Style: Colonial or Prairie style, between panes  
Sidelites: Fiberglass, full lite

**Exterior Doors:** Front Door material: Fiberglass/Wood Style: 6 panel  
Garage to Interior door material: Fiberglass Style: 6 panel  
Patio: Sliders per plan

**Garage:** Doors: Haas, 8'x8' or 16'x8' H, CHI 2283 Raised Panel, steel, insulated, factory painted  
Walls: Dry walled, painted, textured ceiling  
Openers: 1/2 HP chain drive per door w/one keypad

**Concrete:** Basement: 4" concrete  
Garage: Concrete  
Front/rear stoops: Concrete width per plan  
Service Walks: TBD 42"

**Foundation:** Footers: 8" x 16" with FormADrain, interior & exterior drain  
Walls: Crawl space, 8" wall width, R-10 waterproofed, TuffNDri  
Walls: 9' H x 8" W with horizontal and vertical rebar

**Framing:** Floor Joist Size: Engineered Floor System or LVL design  
Floor Spacing: 16" on center  
Exterior Wall Size: 2"x 6"  
9 or 10 ft. ceiling 1st floor  
8 ft. ceiling 2nd floor

Exterior Wall Spacing: 16" on center  
Flooring Material: ¾" OSB Tongue & Groove  
Roof Sheathing: 7/16" OSB  
Exterior Wall sheathing: 7/16" OSB  
Garage and Gable Sheathing: Material: 7/16" OSB

**Insulation:** Ceiling: R Value 38 Type: Blown  
Walls: (2" x 4") R Value 15 Type: Fiberglass  
Walls: (2" x 6") R Value 19  
AIP Package  
Two layers house wrap: Tyvek with taped window installation

**Plumbing Specifications:** Water heater: Bradford/White 50 gallon (75 gallon option)  
Energy Source: TBD  
Outside spigots: 3 exterior hose bibs  
Garbage Disposal: Badger V ISE ½ horsepower  
Sump Pump: 1 TBD per plan  
Waterlines: PEX  
Moen plumbing fixtures – Allowance TBD, Luxury line  
Kohler/Clarion shower units

**Electrical Specifications:** Service size: 200 amp per code  
Wired according to the National Electric Code  
Prewire fan in all cathedral/vaulted ceiling master and family rooms  
Prewire ceiling lights in all bedrooms and walk-in closets  
Recessed Cans: 20 cans throughout  
Smoke detectors: Prewired per plan, per code  
Exterior outlets: 3 - To be determined in the field  
Phone/cable: 6 of each at location of homeowner's choice

**HVAC Specifications:** Bryant 96.2% High Efficiency: w/media air cleaner or option of geothermal  
Thermostat: Digital  
Central Air: Yes  
Fans: Std.

**Drywall:** ½" walls to 5/8" ceilings Fire rated where required by code  
Ceiling Finish: Smooth/Painted  
Corners: 90 degree  
Interior Walls: Satin paint, 2 coats, 3 colors

**Interior Trim:** Base Style: 5 ½" Material: Poplar  
Casing: 3 ½" Material: Poplar  
Door Style: 2, 2 w/arch, 4 or 6 panel Material: Masonite/Oak/Poplar  
Crown: 5 ½" Material: Poplar throughout whole house  
Chair Rail: Material: Poplar

**Flooring:** Hardwood, Porcelain, Ceramic, Travertine and Carpet per plan, per determined allowance

**Cabinets:** Maple/Cherry/Oak/Hickory/etc. 42" Schrock or Decora cabinets, raised panel doors, full reveal, drawers w/deluxe hardware & soft close

**Counter tops:** Quartz/Granite per plan

**Pantries/Closets:** Custom Shelves with rods: Wood painted white, 2 per closet

**Hardware:** Lever interior door handles/hinges in Satin Nickel or Oil Rubbed Bronze Finish

**Landscaping:** Homeowner

**Appliances:** G.E. Stainless Steel

**Lighting Fixtures:** Interior & Exterior \$3,500 Allowance