

Foxcraft Features & Specifications

We are proud of the high quality products we use.

EXCAVATION

- Foundation excavation, backfill, and rough grading on level lot

BASEMENT-FOUNDATION & CONCRETE

- Footings per plan: 8" x 18", concrete mix 3000 psi
- Exterior walls: 12 courses of 10" concrete block in Ranch, 1-1/2 Story, & Two Story homes; 8" block - 5 or 6 courses for knee wall construction per individual plan in Bi-level & Split-level homes (12 course equivalent)
- Engineered beams
- Anchor straps on sill plate
- Concrete on porches, stoops, and garages reinforced with steel
- Waterproofing: Tuff N Dri® basement waterproofing with rigid fiberglass board below grade, cement based brush on type above grade
- Basement floor: 4" concrete slab on gravel base
- Footer drain: 4" perforated plastic pipe encased in 8" of gravel extended to daylight or sump pump if required
- Floor drain in all basements and garages

FRAMING, ROOFING & SIDING

- Lumber: construction grade spruce, pine, or fir
- Subfloor: ¾" tongue and grooved oriented strandboard - glued and nailed
- Stairs: basement - construction grade box treads. All stairways in finished areas carpeted.
- Dimensional or engineered floor joist system
- Exterior walls: 2 x 4 studs 16" o.c. single bottom plate, double top plate, 1" insulating sheathing; 7/16" OSB at corners
- Interior partitions: 2 x 4 studs 16" o.c.
- Pre-engineered shopbuilt roof trusses 24" o.c. or rafters (per plan)
- 7/16" oriented strandboard roof sheathing, 15 lb. roofing felt
- Owens-Corning® 25 year warranty fiberglass shingles
- Aluminum flashing and drip edge, shingle-over roof ridge vent
- Siding: Mastic® Brentwood vinyl siding – Dutchlap 4 ½"
- Vinyl soffit and fascia on 12" overhang (per plan)
- Seamless aluminum gutter and downspouts

WINDOWS & DOORS

- All vinyl energy efficient single-hung windows with screens, internal grilles and tilt sash. Basement windows per individual plan.
- Shutters: Vinyl, on front windows per plan - louvered
- Doors: Insulated fiberglass entry doors - 1 ¾" thick, insulated glass, compression weatherstrips; all vinyl energy efficient patio doors with internal grilles and Low E glass.
- Steel insulated exterior service door
- Sidelights (per plan)

INSULATION & ENERGY EFFICIENCY

- Exterior frame walls and ring joists: R-19
- Upper level ceiling: R-38. Cathedral ceiling: R-30
- Basement ceiling: R-19
- All panel joints sealed with foam
- Sill sealer between sill plates and foundation block

ELECTRIC & PLUMBING

- Heatpump heating and cooling system-HSPF 8.0 SEER 13.0
- General Electric smooth top range, non-vented range hood, and General Electric dishwasher included
- Exterior GFI receptacles per code
- Front door chime.
- Two TV jacks and two telephone jacks
- 220 VT. Dryer outlet and exhaust vent to exterior
- Ground fault protected outlets per code
- Smoke detectors wired direct with battery backup
- Electric service: 40 space/ 200 amp box with circuit breakers
- Exhaust fans vented to exterior in all Bathrooms
- All wiring per National Electrical Code
- Light fixture locations: all foyers and hallways, kitchen ceiling, over kitchen sink, dining room, exhaust fan/light fixture and vanity light fixture in all baths per plan, all bedrooms, and all exterior doors
- Kitchen plumbing: stainless steel double bowl sink, single lever chrome faucet
- Bath plumbing: fiberglass tub/shower per plan with single lever chrome faucet, water saving water closet, Oakland by Aristokraft vanity with cultured marble top and bowl per plan, with single lever chrome faucet
- Water heater: 50 gallon electric quick recovery
- Water lines: ¾" and ½" CPVC or PEX
- Drains: PVC DWV schedule 40 plastic, drains vented
- Washer hookup
- Two frost-free hose faucets

INTERIOR FINISHES, TRIM, CABINETS & FLOORING

- ½" drywall; smooth finish walls and textured ceilings
- Exterior painting: latex semi-gloss
- Interior painting: all doors and woodwork - latex semi-gloss on factory primer; walls - latex flat
- Cabinets: Oakland by Aristokraft
- Doors: choice of style, painted
- 2 ¼" Colonial door casing painted, 3 ¼" Colonial baseboard painted
- Drywall returns on all windows.
- Bathroom plate glass mirror per plan
- Chrome towel racks and paper holders
- Post formed Kitchen countertop with backsplash
- Kitchen, Bath, and Entry area flooring: roll vinyl by Armstrong or Congoleum
- All other areas: FHA approved carpet over 1/2" premium padding
- Closet Maid vinyl shelving in all closets
- Oak handrails (finished areas)

Rev. 2/09

Features & Specifications subject to change without notice.
Construction Agreement determines actual Features & Specifications.

