



13209 Black Walnut Lane, Spotsylvania, VA 22553 Cell: (703) 447-5930 Fax: (540) 895-9203

#### **PARTIAL LIST OF BLUEWATER HOME FEATURES**

- **Permits, Drainfield, Well, Waterline and Pressure Tank**
- **Foundation:** 9 Foot Steel reinforced concrete footings and brick textured foundation walls.
- **Framing:** 2x4 and 2x6 walls, 16" O.C. Engineered I Joist Floor System and Roof Trusses.
- **Windows & Sliding Doors:** Capitol 9555 Vinyl Double Hung with Low E glass & screens.
- **Exterior Doors:** Fiber Classic front door style FC125 with "Wellesley" Glass Insert. Steel Service Door and French Doors.
- **HVAC:** Goodman 13 SEER, 3 Ton Heat Pump, Duct Work and Return Air.
- **Plumbing:**
  - PVC Plastic waste and vents to include waste rough-in for 3 piece basement bath.
  - CPVC Water Piping.
  - CSST to Gas Fireplace.
  - Rudd 80 Gallon Electric Water Heater.
  - Moen Chateau Single Handle Faucets.
  - Ice Maker connection for Refrigerator.
  - Washer / Dryer Hookup Box.
  - Florestone Laundry Tray.
  - Briggs Altima Elongated Toilets.
  - Sterling Tub and Shower Units.
  - 4 Frost Free Hose Bibs.
- **Electric:**
  - 200amp Electric Service
  - Wiring to include:
    - 3 Ceiling Fans
    - 2 Bath Heat-A-Vent Lights
    - 4 Exterior Floods
    - 3 Fan Speed Controllers
    - 4 TV Jacks
    - 4 Phone Jacks.
- **Insulation:**
  - R-13 Fiberglass in 2x4 Walls.
  - R-19 in 2x6 Walls.
  - R-30 in Bottom Cord of Trusses.
  - R-11 on Exterior Basement Walls.
  - Chink around windows and doors. Caulk exterior walls.
- **Drywall:** ½" Drywall Ceilings and walls finished with square edge corners.
- **Interior Trim:** 3 ¼" Colonial Base, 2 ¼" Casing, Window Apron and Stool, Oak Handrails.
- **Cabinets & Tops:** Aristocraft Augusta White Cabinets. Laminate Countertops and Cultured Marble Vanity Tops.
- **Appliances:**
  - Sears White 30" Glass Top Electric Range
  - White 5 Cycle Dishwasher w/ Ultra Wash Filtration
  - 25.4 Side by Side Refrigerator w/ PUR Water Filtration
  - 30" Micro-hood w/ 6 settings.
- **Hardware:** Full width vanity mirrors, chrome towel bars and paper holders, ventilated wire shelving, Kwikset door knob hardware.
- **Floor Covering:**
  - Carpet in Owner's Bedroom, Second Bedroom, Loft, Staircases to Loft and Basement.
  - Vinyl Flooring in Baths and Laundry Room.
  - Laminate Flooring in Entry, Hallway, Dining, Kitchen & Great Room.
- **Exterior Finishes:**
  - Double 5 Dutch Lap Vinyl Siding
  - Landmark 30 Shingles
  - Aluminum and Vinyl Wrap Overhangs
  - Aluminum Gutter with Vinyl Gutter Guard.
- **Paint:**
  - Exterior Concrete Foundation Walls painted to reasonably match Vinyl Siding.
  - Interior Trim painted Bright White
  - Walls and Ceilings Flat White.

*Notice: All specifications subject to change without notice. Prices subject to site specific costs and change without notice. Builder reserves the right to substitute designs, materials, brands, colors or equipment. Please see your Realtor or Sales Consultant for details. Or call A&E Homes at 703-447-5930.*

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