

NEW HOME CONSTRUCTION SPECIFICATION SHEET

Chizzy's Home Improvement, LLC

Quality Above Builder Grade • Built to Industry-Leading Standards

1. Structural & Framing

- 9' Poured Concrete Basement Walls — increased headroom, improved future finishing options, enhanced structural performance
- Zero-Entry Home Construction — step-free entry for accessibility, safety, and long-term convenience
- 2x6 Exterior Wall Construction — superior insulation depth, structural rigidity, and energy efficiency
- Interior Sound-Control Insulation
- All bedroom-to-bedroom walls are insulated for noise reduction
 - Bedroom to common area insulated for noise reduction
- Mechanical room to bedroom fully insulated for noise reduction

2. Exterior Envelope

- Roofing: CertainTeed asphalt shingles — high-performance, durable, manufacturer-backed warranty
- Windows & Exterior Doors: Alliance single-hung, high-performance units for energy efficiency and smooth operation
- Siding: Drexel Blue Door vinyl siding — premium color retention, impact resistance, and low maintenance
- Exterior Trim: Contractor-grade, low-maintenance materials
- Deck: 12' x 12' treated lumber deck with code-compliant stairs with railing to lawn
- Garage Doors & Openers

3. Mechanical Systems

- Plumbing Fixtures: Full Kohler fixture package throughout home
- Water Heater: Bradford White high-efficiency unit
- Water Softener: Hellenbrand system for improved water quality and appliance longevity
- HVAC: Concord system high-efficiency furnace and central air conditioning system sized per Manual standards with a 10-year parts warranty, lifetime heat exchanger warranty.
- Ventilation: Code-compliant mechanical ventilation for indoor air quality

4. Interior Finishes

- Premium cabinetry with soft-close hardware
- Interior Doors: DMD molded interior doors
- Flooring:
 - Drexel Blue Door luxury vinyl plank (main living areas)
 - Drexel Blue Door Carpet (bedrooms & designated areas)
- Cabinetry & Countertops:
 - Drexel Blue Door kitchen cabinetry
 - Quartz kitchen countertops
 - Drexel Supply Marsh vanity cabinets in bathrooms

5. Electrical & Lighting

- Code-compliant electrical system with modern safety standards
- Energy-efficient lighting package
- Exterior lighting at entry points and garage

6. Landscaping & Exterior Completion

- Contractor-grade seeded lawn included

- Final topsoil and lawn touchups included prior to closing
- Grading completed to ensure proper drainage away from home

8. Garage

- 2 car garage
- Fully insulated and drywalled
- Rough in hook up for gas/electric

7. Warranty & Quality Assurance

- All materials installed per manufacturer specifications
- Home built to exceed standard builder-grade expectations
- Product warranties provided for roofing, windows, mechanicals, and fixture