

8/8/2020

OUTLINE SPECIFICATIONS

5215 Franklin Blvd

Cleveland, Ohio

Elmhurst Homes LLC

Goldie Properties LLC

Built to Enterprise Green Communities Standard for
15 Yr Tax Abatement

CONSTRUCTION

2 x 6 Framing

9 ft First Floor Ceiling

30 Year Dimensional Asphalt Roof shingles

Smoke Detectors

150 Amp Electrical Service

Concrete Driveway

9 ft Basement Walls

Anderson fiberglass casement windows with black exterior and interior

ENERGY

95% High Efficiency Furnace

2.5 ton Central Air Conditioning System

Tankless Water Heater

Digital Thermostat

R-21 Exterior Framed Wall Insulation

R10 Foundation Wall Insulation

R49 Ceiling Insulation

Foam Insulation around windows and doors

INTERIOR

1st Floor, Engineered Wood Floor

Resilient Floor in first floor Lavatory and Laundry

2nd Floor Living Area Wall to Wall Carpeting 8# pad

Painted Molding Interior Doors and Windows (low VOC)

Window Sills

Lever Style Locksets in Brushed Nickel

Wire Shelving in Closets

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Ceiling Fans in living room and master bedroom

KITCHEN

All Energy Star Rated Appliances

Stainless Steel Appliances

1000W Microwave

Five Burner Gas Oven

French Door Refrigerator

Quartz Countertop

Timberlake Lausanne Duraform Linen White Cabinets; Soft Close Doors

$\frac{3}{4}$ HP Disposal

BATHROOMS

Shower Heads 1.5 gpm max

Toilets 1.28 gpf max or 1.1-1.6 Dual Flush

Three Energy Star Bath Exhaust Fans, one with continuous operation

Pedestal Sink in Lavatory

Full Width Vanity Mirrors in Full Baths

Master bath tiled floors, shower

Acrylic Countertop in Master Bath

One Piece Fiberglass Tub/Shower in Second Bathroom

Acrylic Countertop in Second Bathroom

Rough In Basement Bathroom

OTHER

Energy Star Security LED light on back door

Energy Star photocell LED light on front door and garage door