

11/20/2019

OUTLINE SPECIFICATIONS

6607 Wakefield

Cleveland, Ohio

Elmhurst Homes LLC

Goldie Properties LLC

Built to Enterprise Green Communities Standard for
15 Yr Tax Abatement

CONSTRUCTION

2 x 6 Framing

9ft First Floor Ceiling

Engineered Floor Joist

30 Year Dimensional Asphalt Roof shingles

Vented Soffits

Smoke Detectors

150 Amp Electrical Service

Concrete Driveway

8 ft Basement Walls

Double Hung Windows

Basement Egress Window

Attached Two Car Garage

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, 3/8 “

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)

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Window Sills

Lever Style Locksets in Brushed Nickel

Wire Shelving in Closets

Ceiling Fans in living room and master bedroom

KITCHEN

All Energy Star Rated Appliances

Stainless Steel Appliances

1000W Microwave

Gas Oven

Quartz Countertop

Timberlake Lausanne Duraform Linen White Cabinets; Soft Close Doors

¾ 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 walls in shower

Tile Floors in Second bath

Acrylic Countertop in Master Bath

One Piece Fiberglas 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