



HEARTHSTONE

LAKES

by **FORINO**

Included Features

FOUNDATION

Turn-down style footers with steel reinforcements
Termite protection under slab
Mechanical Fasteners set in concrete for anchoring (exterior & bearing walls only)
6mm Vapor Barrier under slab
3000 psi concrete slab with fiber mesh

FRAMING

Open web floor trusses
2 x 4 exterior walls
7/16 OSB sheathing wall & roof
Trusses on 2' center (where applicable)
House wrap system whole house with taped window flashing
All sub flooring is concrete or ¾ OSB glued
All framing in compliance with coastal zone standards

ROOFING

Ridge vent main roof
15 lb. felt paper
30 year self-sealing architectural shingles
Fully flashed

EXTERIOR

Premium vinyl siding per plan
Aluminum soffit & fascia (white)
Non-insulated garage doors with Williamsburg windows (white)
Smooth fiberglass front entry door (white)
Steel entry all other exterior doors (white)
Paneled shutters, front only (per plan)
Stone on front (per plan)
8x10 concrete patio or covered (per plan)
DOORS & WINDOWS (MAINTENANCE FREE)
Single hung windows w/grills & ½ screens - no casing rated DP-50 with low-e glass
Vinyl slider- Screens not included rated DP-50 with low-e glass
Deadbolts on all exit doors (not door from house to garage)

ELECTRIC

Doorbell
200 amp service
Meets or exceeds National Underwriters Code
Front and rear outside receptacles
All permanent light fixtures included per plan
Recessed light in soffit or flush mount ceiling light over kit. sink
Switched receptacle in all rooms without a light
5 prewires for cable and phone
Prewire and garage door opener per plan
Lights - exterior per plan
Smoke detectors - hardwired/battery back-up (one smoke detector on each floor and each bedroom)
Carbon monoxide detector
Electric washer hook-up
Electric dryer hook-up with vent
Fans in all baths
2 ceiling fan/light fixtures (Great Room and Master Bedroom)
Ceiling fan/light prewire w/2 switches in bedrooms

PLUMBING

One -piece fiberglass tub/shower units
Glass shower door with chrome trim on stand-up fiberglass shower stalls
Shut-off valve for all fixtures
Pex piping or similar interior water lines
Water line for icemaker with shut off valve & hammer arrester
PVC drain lines
Front & rear spigot
Washer lines with hammer arrester
55gal QuickRecovery electric hot water heater

INSULATION

R-19 in floor over garage
R-13 all exterior walls above foundation finished areas only
R-30 blown-in ceiling insulation

Insulated ductwork

INTERIOR WALLS & CEILINGS

½ " drywall/ completely finished
Drywall screwed, nailed and glued
Garage walls insulated, drywalled & painted
Bullnose corners on drywall

INTERIOR TRIM & DOORS

Paint grade trim
6 panel Masonite doors
Standard trim package
5 ¾" first floor baseboards, 3 ½" 2nd floor baseboards
Steel fire door between garage & house

FLOOR COVERINGS

Per model

KITCHEN AND VANITY

Smooth top electric range, stainless, self-cleaning
Microwave hood, stainless
Laminate countertops with 4" backsplash (choice of colors)
Stainless steel kitchen sink - double bowl
Dishwasher, stainless

Garbage disposal

Cultured marble vanity top

Framed bath mirrors

Pedestal sink in all powder rooms

Wall cabinets sized to plan with crown molding & decorative hardware

HEATING

14 seer electric heat pump with central air

OTHER

Mailbox and post (black)

All materials installed to meet Coastal Zone requirements
Full two year builder warranty program provided by Forino Co., LP

Builder reserves the right to modify plans, specifications and products of equal value without notice or obligation. Prices and availability subject to change without notice.

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