



Elegant Community at Stevens Estate

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Seal Harbor
DEVELOPMENT 

Marketed by:

STREAMLINE
C O M M U N I T I E S

Specifications for Compass Pointe Club

Foundation and Concrete Floors

- 🏗️ Footings – All footings are constructed and poured with 3000 lb. mix, continuous 12” deep x 20” wide
- 🏗️ Walls – As per plans: 8” poured concrete walls, 3000 lb. mix, rebar placed per code.
- 🏗️ Floors – As per plans: 4” concrete floors poured in place 3000 lb. mix swirl finish.
- 🏗️ Columns – Concrete filled steel Lally columns, 3½” diameter with caps and bases located on the footings as per foundation plan.

Floor Construction

- 🏗️ Floor Joists – 2 X 8 floor joists framed 16” on center per plans, using KD Fir or Equivalent; 2 X 10 floor joists 16” on center per plans, using KD Fir or Equivalent
- 🏗️ Decking – ¾” Advantech 4x8 sheets, tongue and groove structural flooring glued and nailed to the joists

Wall Construction

- 🏗️ Wall Height – As per plans, typically 8’0” unless noted on plans
- 🏗️ Exterior Walls – 2x6 construction using KD lumber at 16” on center
- 🏗️ Interior Walls – 2x6 or 2x4 construction using KD Lumber at 16” on center

Sheathing and Exterior Framing Finish

- 🏗️ Weather Barrier – ZIP Plywood taped in place
- 🏗️ Exterior Sheathing – 7/16” ZIP plywood structural sheathing in 4x8 sheets applied with metal fasteners
- 🏗️ Insulation – R-21 Wall Insulation
- 🏗️ Exterior Finish – All Side Vinyl siding style mechanically applied to exterior of building including “J” channel in white and “F” channel for attachments
- 🏗️ Facia – 6” Aluminum mechanically attached, vinyl vented soffit
- 🏗️ Shutters – Contrasting color shutters where shown on plans. Color selected by buyer from builders samples.
- 🏗️ Corner Posts – 4” vinyl corners, mechanically attached white in color unless specified on plans.

Exterior Doors

- 🌀 Exterior Door – Therma-True fiberglass front door as per plans, self sealing door with sill guard flashing system.
- 🌀 Locksets – Non-mastered Schlage brand locksets or equivalent

Windows and Garage Doors

- 🌀 Windows – Installed per plan, double hung vinyl windows, white; All-side or equiv. Thermo pane low E glass, argon filled with grilles between glasses as shown on plan.
- 🌀 Garage Doors – Insulated craftsman style doors as shown on plan, white, insulated.

Roof Construction

- 🌀 Roofs – 6/12 pitch or as shown on plans
- 🌀 Roof Pitch – 6/12 pitch or as shown on plans
- 🌀 Ceiling Insulation – R-49 blown in insulation per plans
- 🌀 Roof Sheathing – ½” ZIP sheathing
- 🌀 Ice Guard – 25 year Weatherlock waterproofing ice and water shield. 3’ or 1 row up on roof.
- 🌀 Roofing – 30 Year, “architectural” fiberglass shingle, mechanically attached from builder’s samples
- 🌀 Roof Vent – 10” continuous vent, eave and overhangs per drawings.
- 🌀 Ridge vent – 25 year-roll ridge vent
- 🌀 Drip Edge – White Galvanized

Interior Finish

- 🌀 Interior Finish – ½” Drywall mechanically attached; Painted with 2 coats of paint, color “Dover white” throughout the home.
- 🌀 Garage Ceiling Materials – 5/8” Drywall
- 🌀 Ceilings – ½” Drywall
- 🌀 Interior Sills – White painted #2 Pine

Kitchen and Bath Cabinets

- 🏠 Kitchen – Wellborn Maple Cabinets from Builders Samples
- 🏠 Bathrooms Vanities – Wellborn Maple Cabinets from Builders samples

Countertops

- 🏠 Kitchen – Granite from Builders samples
- 🏠 Bathrooms – Granite from Builders samples

Interior Doors

- 🏠 Doors – 6 Panel Masonite Colonial doors
- 🏠 Knobs – Designer, by Schlage or equivalent. Privacy lock sets on all bedrooms, bathrooms
Brushed nickel/Chrome Privacy sets.

Molding

- 🏠 Door Casings – Colonial casing 2½ " trim
- 🏠 Base Molding – Colonial Base 3½"; 1 piece base

Electrical

- 🏠 Panel Box – 40 circuit 200 AMP service underground service
- 🏠 Smoke Detectors and Co Monitors – Per plan, battery backup.
- 🏠 Switches – Toggle, White. Switched outlets in all Bedrooms per plan.
- 🏠 Receptacles – Per code, White including one exterior weatherproof receptacle located by builder.
- 🏠 Ventilation Fans – In all bathrooms per plan or as required by code
- 🏠 Cable outlets – Located in sunroom and master bedroom or at the discretion of the builder.
- 🏠 Fixtures – As per plan from builder's samples

Plumbing

- 🏠 Kitchen Sink – Deep stainless steel double bowl
- 🏠 Bath Sinks – Vitreous china inserts in white.
- 🏠 Toilets – 1.6 Gallon Vitreous China with Chrome Risers, White Only
- 🏠 Bath Tub – 60” Fiberglass, White only
- 🏠 Lavatory Faucets – Kohler Chrome Only or Equivalent
- 🏠 Tub/Shower – Anti Scold Kohler or Equivalent
- 🏠 Kitchen Faucet – Chrome Single Lever Kohler with Chrome Sprayer or Equivalent
- 🏠 Spigots – (1) Frost free spigots are installed per plans or in locations selected by the builder.

Heating and Cooling

- 🏠 FHA- Single Zone-Gas and air conditioning- Energy Star quality appliance
- 🏠 Hot Water supplied with 40 gallon storage (Electric)

Floor Covering

- 🏠 Carpet – 25 oz. Monarch Plush or Berber Carpet from builder’s samples in locations shown on plan
- 🏠 Pad – 6 lb. ½” re-bond
- 🏠 Bathrooms – Tile from Builders samples. Allowance \$3.00 per foot for materials
- 🏠 Hardwood-Oak from builder’s samples on first floor with exception of bathrooms and entry

Appliances

- 🏠 Refrigerator, dishwasher and self-cleaning coil top stove in white included in base price.

Landscaping/Grounds

- 🏠 Loam and hydro seed all disturbed areas within 25’ of the home with 4” of screened loam.
- 🏠 Driveway – Bituminous concrete in place 1 ½” construction course

Deck

- 🏠 Pressure treated deck per plans