

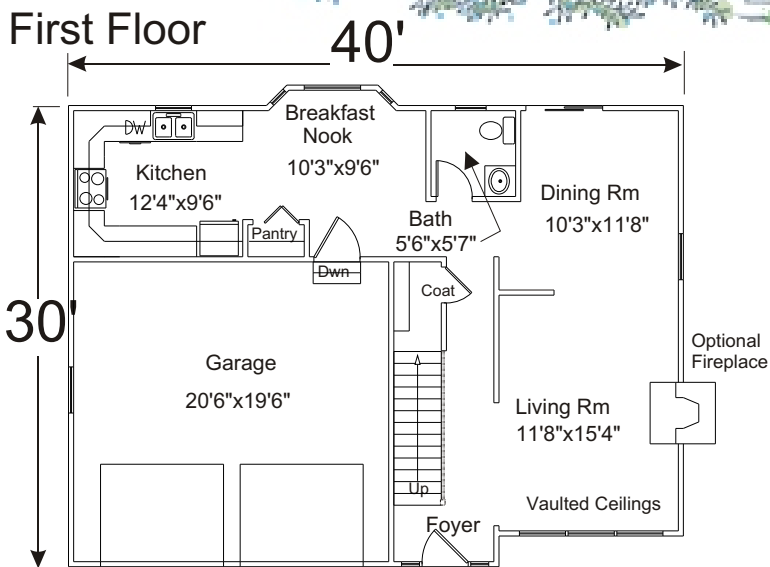


Sandwood
Homes

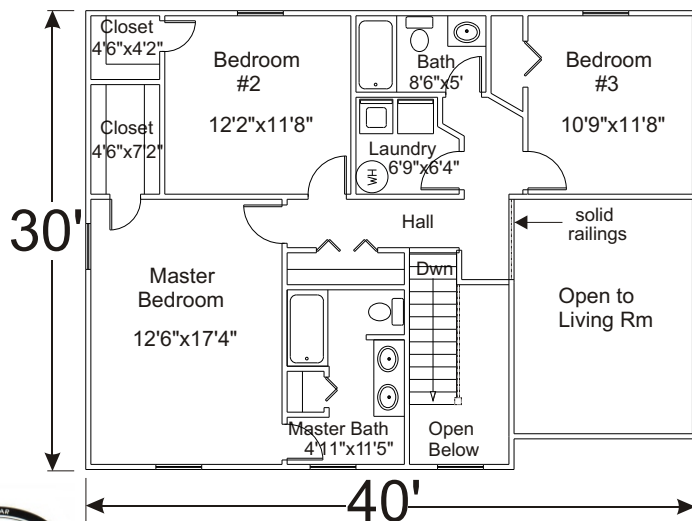
The Ridgely

Quality Built
Homes for over
30 years

\$109,900*
turn-key on your lot



living area	1,712 Sq Ft
garage	400 Sq Ft
Total	2,112 Sq Ft



Sandwood Corporation
Builders

410-634-1515

Fish Locker Bldg. - 201 Sunset Blvd. - Ridgely, MD 21660
fax: 410-820-1116 email: sandwood@dmv.com



*additional costs include permit fees, all site improvements, utility hook-ups, driveway, etc.

MHBR # 826

renderings may include some optional features.

Sandwood Corporation

Homebuilders

Specifications & Price Inclusions for offer of the Month

Footings/Foundation

- Footings: 16" wide x 8" deep poured concrete (2500# PSI) w/steel rebar reinforcing.
- Foundation walls: 5 courses 8" block with top course FHA approved semi-solid cap block for termite protection; Screened air vents (as per plans) and 24" x 32" steel crawlspace access door provided. (Builder to locate)
- Crawl Space: Drain tile, sump pit, gravel, and 4-mil polyethylene moisture barrier ground cover provided (sump pump not included); Sill Plates: Treated 2x6 w/styro-foam sill sealer

Floor System

- Girder: Steel I-beam
- Engineered truss joists @16" O.C.
- 3/4" tongue and groove OSB glued and nailed
- R-19 fiberglass batt crawl space insulation

Wall System

- Exterior wall partitions: 2x4's @16" O.C. with R-13 fiberglass insulation with vapor barrier; 7/16" OSB sheathing; house-wrap
- Interior wall partitions: 2x4's @16" O.C.; 1/2" finished drywall; 2 coats off-white latex paint.

Roof and Ceiling System

- Engineered roof truss @24" O.C. with 7/16" OSB sheathing; 30-year architectural roofing shingles over 15lb. roofing felt paper; aluminum drip edging.
- Front, rear, and gable overhangs, as per plans
- Low profile roof ridge venting
- Seamless aluminum gutters & downspouts.
- 8' interior ceiling height with 1/2" finished drywall; 2 coats off-white latex paint
- R-30 attic insulation.

Interior

- FHA approved, 30 oz. nylon carpet w/ 7/16" bonded padding in living room, dining room, hall, and all bedrooms.
- Vinyl floor coverings installed over luan wood underlayment in kitchen, baths, and utility room.
- 6 panel interior doors; primer and finished coat with semi-gloss off white paint.
- Standard colonial-style wood baseboard and door/window case moldings; primer and finished coat semi-gloss latex off white paint.

Exterior

- White vinyl single hung, insulated glass windows with grills & screens.
- Insulated 6-panel steel front entrance door and 9-lite rear door.
- Light fixtures at all exterior doors.
- Tyvek house-wrap air infiltration barrier.
- Double 5" vinyl siding (straight or Dutch lap)
- Vinyl shutters on front only (raised panel or louvered).
- White 6" aluminum fascia with vented vinyl soffit.

Kitchen

- 30" free standing electric range with self-venting range hood with light
- 21 cu.in. refrigerator/freezer with icemaker.
- 8 inch deep double bowl, stainless steel heavy-duty sink with faucet and sprayer; light fixture over.
- Cabinets; oak recessed panel with custom built, high-pressure laminated counter tops.

Bathroom

- Bath vanity; oak recessed panel cabinet with cultured marble top.
- Fiberglass one-piece tub and shower unit
- Anti-scald valve (tub and shower).
- Exhaust fan
- Wall mounted mirror with light fixture over.
- Water closet: 1.5-gallon flush, round bowl.

Plumbing and Heating

- CPVC water lines and schedule 40 PVC waste & drain lines.
- Electric baseboard heat with individual room, wall-mounted thermostats.
- 50-gallon electric water heater, 2 element, quick recovery.
- Plumbing and electric provided for washer & dryer (dryer vented).
- Two outside frost-free water spigots (front & rear).

Electric

- 200 AMP panel box
- AC/DC smoke detectors per code
- Two outside weatherproof receptacles on ground fault interrupters at rear and front of house.
- GFI protections where required in baths & kitchen.

Misc.

- Ten-year home warranty (Residential Warranty Corp)