



MHIC #120734 - MHBR #753
15106 Tanyard Road Sparks, MD 21152
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August 22, 2024

Farm Address

15110 Tanyard Rd
Sparks, Md 21152

Specification 001

Main House Description

Two-story house with five bedrooms, four full bathrooms, and two powder rooms, (@5500 +/- square feet of finished area - 1st & 2nd floors {with bonus room}) with a finished basement (@1500 +/- square feet of finished area) and a three-car side load garage with an oversized three car garage.

I. CONCRETE AND MASONRY

C. Front Sidewalks: Butler stone pavers.

D. Butler stone is the following:

- ❖ Butler cut stone is installed at front porch of house from porch concrete to soffit ceiling per plans.
- ❖ Butler cut stone is installed on garage front of house & at garage door areas.
- ❖ Custom family room fireplace has Cushwa brick on exterior with Butler stone on interior façade. A flue is installed in basement for a wood stove with a heat reclaimer installed in duct system.

II. FRAMING

- A. Exterior walls are 2"x 6" studs at 16" on center. House is wrapped with Tyvek. Wall heights are ten feet on the first floor and nine feet on the second floor.
- B. Interior 1st to 2nd floor main stairs are oak open carriages, @ 42" wide with white risers.
- C. Interior 1st to basement stairs are carpet grade.

III. INSULATION

A. Insulation is as follows:

- ❖ Air Seal
 - Air Infiltration-Full Caulk-25 Acrylic Latex white
 - Window & DoorFoam 812
 - Draft Stop - Hilti Foam 810
 - Attic Seal - Hilti Foam 810
- ❖ Blow in Batt
 - Exterior has blown in batt insulation BIBS R21
- ❖ Attic
 - Jet stream ultra blow flat ceiling r-38 jet stream ultra blow
- ❖ Garage
 - Exterior Garage Walls – BIBS

IV. ELECTRIC

A. All wiring per county code.

- ❖ Main house has 400-amp service panel with a 100-amp sub panel in garage

V. HVAC

- A. Main house has a 4-zone high efficiency heat pumps with propane backup with programable thermostats.
- B. Master bathroom has a heater floor with programable thermostat.

VI. INTERIOR FINISH

- A. All interior doors for house are TruStile solid core custom designed. Office door are custom French doors to match.
- B. All interior trim for house consisting of baseboards, door casings, 3-piece crown molding cased openings, window casing, window sills, are custom made.
- C. 2 sets of pull-down attic stairs.
- D. Paint grade wood shelving for 1st floor, 2nd floor, and basement per plans.
- E. Oak handrails and newel posts with black metal pickets for 1st floor, 2nd floor.
- F. Whole house vacuum system.

VII. EXTERIOR FINISH

A. Hardi Plank:

- ❖ James Hardie 8 ¼" Cedarmill fiber cement siding in Statement Color selection
- ❖ Mahogany soffit at porch ceiling
- B. Roofing is Grand Manor" 50-year Architectural shingles over copper is installed on valleys of roof.
- C. Windows are white, Anderson 200 series brand, casements and double hung. complete with screens per plans
- D. Sliders and patio doors are Anderson 400 series brand and Peach Tree brand.

VIII. FLOOR COVERINGS

- A. 3 ¼" finished in place hardwood flooring for 1st floor and 2nd floor to include office, hallway, and bedroom 2.
- B. All full bathrooms have tile.

IX. CABINETS

- A. Kitchen cabinets are cherry with granite counter tops.
- B. Separate GE Monogram refrigerator and freezer with cabinet front facade.
- C. Bosch dishwasher.