

**ELFIE PROPERTIES, LLC**  
**dba Schlenker Developments**  
**404 Hamilton Rd Suite 2**  
**Wapakoneta, OH 45895**  
**419-738-8111**  
**419-236-0424 – David's Cell**

**Stonegate Court**  
**Wapakoneta, OH 45895**

**Included are the following standard features:**

**Home size:** The home is 1,746 sq. ft.

**Site Work:** Lawn, Landscaping, Concrete driveway & walks, Utility connections to all city utilities, Dominion East Ohio Gas, Time Warner Cable and TSC TV and Telephone, Installation of mailbox.

**Low Maintenance Home Exterior:** Asphalt Shingle Roof, Cultured Stone Front, Dutch Lap Bone Vinyl Siding. Vented white vinyl soffit. Concrete front porch and rear patio.

**Home construction:**

The footers will be cast in place concrete with 4 courses of 8" block foundation  
The floor system will be 2" x 10" joist with 3/4" OSB sub-floor glued and nailed.

The walls will be 8'- 2"x4" with 7/16" OSB sheathing.

The roof construction will be trussed rafters with 1/2" OSB sheathing, 15lb. Felt below the shingles.

The roof will have ridge vent and vented soffits.

The home shall be constructed "step free" with no steps from the front porch and garage into the home.

Two steps will be required from the home to the back patio.

The home shall have a cathedral ceiling in the great room.

**Exterior Doors:** Masonite Insulated Steel Doors with the Masonite 25-year Warranty.

Single front door with window and sidelites-Georgian Style. The overhead garage door shall be an insulated door with two remote controls and a push button in the garage.

**Windows:** White, Tilt-wash, Doublehung, Low E, and Argon Filled Insulated glass with internal grills and screens with a limited lifetime warranty.

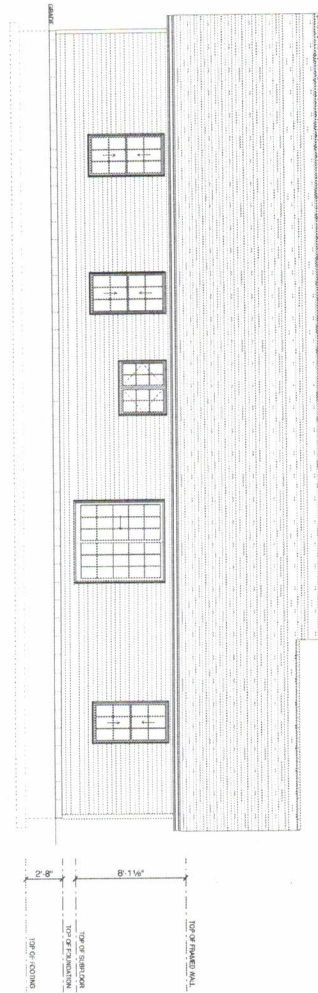
**Insulation:** R-50 blown attic insulation in house and R-19 in Garage attic, R-15 Fiberglass Exterior Wall Insulation in house and R-13 in garage walls and 2" foam foundation insulation.

**Appliances:** Included in the contract are the microwave oven mounted above the range space and dishwasher.

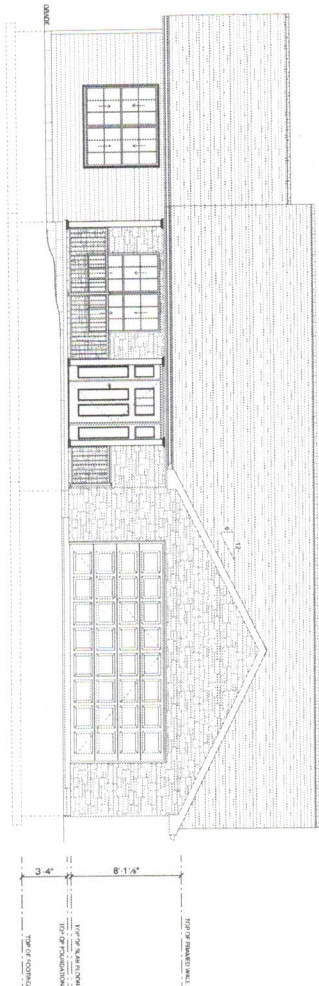
**Plumbing:** Plumbing fixtures are easy to clean one piece fiberglass tubs or showers with Moen faucets, a Stainless Steel kitchen sink with a garbage disposal and a 50-gallon gas water heater. Toilets will be handicapped /taller in height. Two exterior hydrants.

**Heating and Air Conditioning:** A 70,000 BTU 96% efficiency furnace with 2 1/2 tons of electric Air Conditioning, ductwork and registers.

**Electric:** 200 AMP electric circuit breaker panel.



REAR ELEVATION



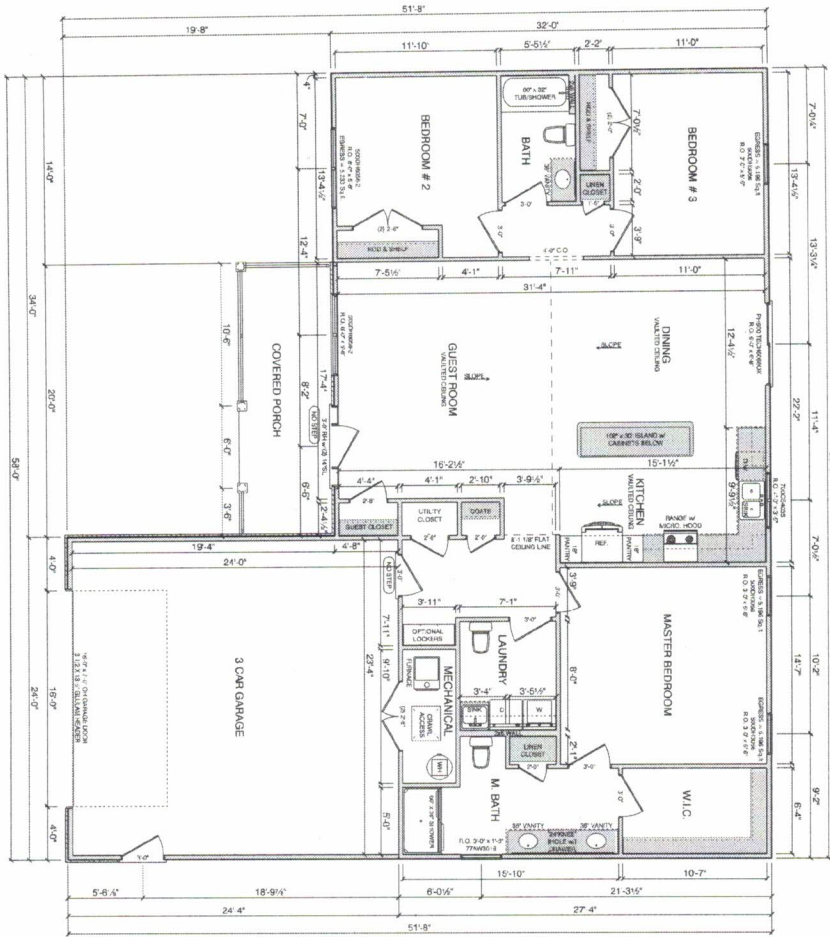
FRONT ELEVATION

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|--|
| <p>Builder to Verify All Dimensions, Elevation, and Materials To Comply with Current State &amp; Local Building Code</p> <p>Drawn By: Norman Laver</p> <p>Project ID: 1760</p> <p>Date: 8/17/2024</p> <p>Scale: 1/4" = 1'-0"</p> <p>Sheet No. 1 of 5</p> |
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**Schlenker Developments**  
**3 BEDROOM - SPEC**

**LUMBER**  
**BRICK & BLOCK**

1101 Delphos Ave. Lima, Ohio 45805  
 (419-227-1020) [www.limalumber.com](http://www.limalumber.com)



**MAIN FLOOR PLAN**

Garage & Porch = 722.4 sq. ft.  
 Main Floor Living = 1745.6 sq. ft.  
 Total Area = 2468.0 sq. ft.

NOTE:  
 EXTERIOR WALLS  
 2x4 STUDS 16" O.C.  
 WINDOW HEADER  
 HEIGHT TO BE 6'-10"  
 OTHERWISE NOTED  
 EXTERIOR HEADERS  
 MIN. (2) 2x12 17"  
 OTHERWISE NOTED  
 OPENING 6'-0" OR  
 GREATER REQUIRES  
 MIN. (2) JACK STUDS  
 EACH SIDE  
 CEILING TO BE  
 FRAMED 8'-1.18"  
 HIGH UNLESS  
 NOTED OTHERWISE

Standard to Verify All Dimensions,  
 Bearing Walls, Window Space,  
 and Door Space.  
 Current State & Local Building Code  
 Drawn By: Norman Leiver  
 Project ID: 1760  
 Date: 8/7/2024  
 SCALE: 1/4" = 1'-0"  
 Sheet No. 4 of 5

**Schlenker Developments**  
**3 BEDROOM - SPEC**

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