

BROOKES GROUP'S



Willow Run

AN ACTIVE ADULT COMMUNITY

Foundation Overview

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Introduction Idea Behind Foundations



I thought I would share some pictures with you and sort of explain the construction from the ground up, so you have a strong sense of the process.

- First, we are the first community in the last 30 or so years to do something like permanent foundations on modular homes in a community like setting (last builder did this in Dayton Ohio in the Mid-1990s).
- **What we found by analyzing that community is the appreciation prospects and longevity of the homes were significantly better.** Yes, the excavation and foundation process is expensive, but it **preserves your investment adds to the curb appeal.**
 - Foundations / crawlspace protect your home from extreme weather and help its long-term value.
- My goal for this project has been to build an **affordable-luxury residential 55 and over living community** with the convenience for like from near retirement age through retirement.
 - The foundation process also allows us to achieve a **“one step” entry** for your home. This is a characteristic of the community we won't sacrifice because having the convenience is important at all ages.

Foundation Process from Ground Up



- **Excavation, poured 24" footers, with drainage tile around the base of the foundation.**
 - The base of the crawlspaces have a **moisture barrier** and then gravel is installed over top
 - The **drainage tile** (white the picture below) is installed to capture any water that would get into the crawlspace
- **The drainage tile is to code, but this is overkill as the crawlspaces are 100% waterproofed.**
 - We actually **tar the parameter of the foundations** prior to backfilling them so the outside of the block is 100% sealed.
 - This is a new step we started with the garage style homes to safeguard again water penetrating the cement blocks.
 - It rained in the picture to the right, that's why you see water in the crawl.



Moisture and Water Run Off



- As pictured on the previous page, the waterproofing and back plastering forms a complete seal around the home.
 - The vents in the top course of block are evenly spaced around the home – **air flow and air change are taken care of throughout the year.**
- Underneath the home's floor is a very large moisture barrier that covers the entire house, this is a significant line of defense. We **can also add premium flooring** with back pads if you would like a different feel to the flooring.
- Per code, the **water heater and furnace have run-offs** piped to the sump pump. This eliminates any possible drips or leaks under the home.
- The **sump pump** under the home is installed once the home is complete and is put on its own breaker. In case it ever goes off, you can check from the comfort of your home.
- **Water Checks:** Our homes are equipped with Wi-Fi engaged water meters, we pay a service \$7 a month to track water usage by the hour. This helps us alert homeowners of possible leaks or problems. If you are away from the home from an extended period, we would be able to tell if there were any water issues!

Footers on #11



Build Standards

Below are the build standards of the home's construction and materials.



CONSTRUCTION

- 2x6 14' Floor Joists
- 2x6 Exterior Walls
- 2x8 16' Floor Joists
- Flat Ceiling
- 8' Sidewall
- Foam Core Exterior Sheathing

THERMAL

- R-19 Wall Insulation
- R-22 Floor Insulation
- R-28 Ceiling Insulation

FLOOR COVERING

- Carpet Living Room and Bedrooms
- Linoleum Kitchen and Bathrooms

PLUMBING/HEATING

- Gas or Electric Furnace
- 40-Gallon Electric Water Heater
- PEX Waterlines with Oetiker® Clamps
- Perimeter Heating with Insulated Duct Board
- Water Shut-Off Valves at All Fixtures
- Whole House Water Shut-Off
- Toe-Kick Registers

EXTERIOR

- 25-Year Shingles
- Vinyl Lap Siding
- Shutters at Front and Door Side
- 4-Light Fiberglass Residential Front Door
- 9-Light Fiberglass Residential Rear Door
- Deadbolts Front and Rear Door

WINDOWS

- Vinyl Windows with Grids
- 1" White Vinyl Mini Blinds

ELECTRICAL

- 100 Amp Service with Gas Furnace
- 200 Amp Service with Electric Furnace
- Smoke Detector with Battery Backup and False Alarm Control

UTILITY

- Standard Plumbing/Wiring for Washer & Dryer

LIGHTING

- 9" Double Bulb Ceiling Lights
- Bedroom Ceiling Lights

INTERIOR

- Ventilated Wire Shelving in Closets
- Textured Ceiling with Stipple Finish
- Flat Trim
- VOG Interior Walls
- 6-Panel Hollow Core Interior Doors

KITCHEN/APPLIANCES

- 8" Chrome Pull Down Faucet
- Flat Panel Hardwood Shaker Cabinet Doors
- Solid Wood Cabinet Stiles and Rails
- Shelf Above Refrigerator
- 18 Cu. Ft. Double Door Frost-Free Refrigerator
- 30" Deluxe Electric Range with Power Range Hood

MASTER & SECONDARY BATH

- Flat Panel Hardwood Shaker Cabinet Doors
- Solid Wood Cabinet Stiles and Rails
- China Vanity Bowl
- Dual-Handle Vanity Faucet
- Decorative Mirror
- Privacy Locks
- Power Vent Fan/Light Combo
- Round China Commodes

Due to continuous product development and improvement, prices, specifications, and materials are subject to change without notice or obligation. Square footage and other dimensions are approximate. Exterior images may be artist renderings and are not intended to be an accurate representation of the home. Renderings, photos and floor plans may be shown with optional features or third-party additions.

