



Standard Features

Exterior Specifications

Foundation, Framing & Roof:

- 16x8 footings
- Steel reinforced 24" foundation wall
- 104-⁵/₈ studs (true 9' ceilings on main floor)
- 2"x 6" Exterior Stud walls 16" OC
- 7/16" Structural Grade Panel Sheathing
- ⁷/₈" Gold edge subfloor
- BCI floor joists
- Engineered trusses
- 9/16" Roof Sheathing
- 30 yr. Architectural Shingles

Siding, Windows, Doors & Trim:

- Double Paned, Argon filled, Low-E Vinyl
- Full Wrap Siding with 8" Hardiplank Lap siding
- HardieTrim corner Boards and wrap
- Clearcoat Pine Soffits
- Wood Entry doors w/glass in front.
- Raised Panel Garage Doors includes opener
- Front facing windows to be wrapped with 5/4 trim
- Shakes in front facing gables
- 90 sq. ft of cultured stone on face of house

Interior Specifications

Plumbing

- Navien(or equivalent) Tankless Hot water heater when gas is available otherwise 50 gal.
- All plumbing fixtures will be white
- All bathrooms and kitchen faucets to be Satin Nickel
- Outside spigots: one in front and one in rear

Hall bath

- 1 undermount china white bath sink
- 1 Proflow raised elongated toilet
- Satin Nickel bath hardware

- 5' Fiberglass tub shower combo
- Mirror above base

Utility Room

- Washer Plumbing

Master Bath

- 2 undermount china white bath sinks-(if plan allows)
- 1 Proflow raised elongated toilet
- Satin Nickel bath hardware
- 5' Fiberglass tub shower combo
- Mirror above base

Kitchen

- Stainless Steel undermount sink
- Plumb for icemaker
- Satin Nickel Faucet

Heating

- Heating system will be Forced Air Furnace--- AC or Heat pump included depending on fuel source

Electrical

- 200 Amp Service
- 2- 110V Weather Tight receptacles, one in front one in rear (location to be chosen by client)
- 2- Phone jacks 2- Cable jacks (location to be chosen by client)
- wiring and controls for all appliances and fixtures
- Exhaust fans in all bathrooms and utility
- Switches will be Rocker Style **COLOR:** white or Almond (Customers Choice)
- **BUILDER PROVIDES** : exhaust fans and 6 recessed can lights total
- **Allowance** is for all other lights, bulbs
- Light Fixture allowance is \$700
- Wired for to 2 ceiling fans

Appliances: **Allowance \$3,000.00 Stainless Steel**

Insulation, Drywall

- Insulation- R-49 Ceiling, R-21 Exterior walls, R-30 floor (or to code)
- Caulk and seal around all doors and windows
- Insulated Headers at exterior doors & windows
- ½" drywall with orange peel finish (walls and garage)
- ½" drywall with machine brocade (knockdown) (ceilings)
- PVA primer

Cabinets, Doors & Trim:

- Staggered Height Alder or Knotty Alder Cabinets w/ Crown molding
- White Craftsman Trim, 5 " base molding
- Full wood wrap windows- white craftsman
- 2 Panel white doors
- Satin Nickel door levers
- 2 Story homes-metal spindles with wood caps on staircase

- Paint grade wood shelves (pantry 5/ closets 1 shelf 1 rod/Master Closet 2 Organizers,2 double rod & shelf areas

Painting

- Exterior of house will have Sherwin Williams paint (or equal)
- 3 Color exterior, base, trim, and accent on front gable(s)
- Interior paint throughout will be Sherwin Williams paint
- All ceilings to be Sherwin Williams white
- All Colors to be chosen from a standard Sherwin Williams Paint color chart
- All interior doors and trim will be white

Flooring & countertops:

- LVT flooring in utility room & bathrooms
- 10 mil Laminate in Kitchen, Dining, Entry, Living/Family rooms and main floor halls
- Carpet in bedrooms, staircases, and second story halls
- Slab Granite counters in Kitchen & baths (A Group)
- Full height tile backsplash in Kitchen
- tile backsplash in baths

Concrete flatwork

- All exterior concrete will have broom finish
- concrete in front of garage (width of garage and 20' deep)
- All front walks will be 4' wide

Misc:

- Whirlpool Stainless Steel kitchen appliances, gas where available
- 4' Upper cabinets in utility
- Satin Nickel Bath Hardware
- Front yard sprinklers/ grass /3 shrubs/ 1 small tree (for standard subdivision lots)
- 6' dog eared fence(back yard and partial side yard 1- 4' gate (for standard subdivision lots)