



STANDARD FEATURES

CONCRETE FLATWORK

- Garage Slab Only – 4" Concrete Slab, Smooth Trowel Finish with Plastic 10 x 10 Zip Strips. Expansion Joints; Flush with outside stem wall with 1/2" recess to accommodate for garage door

FOUNDATION

- Wall Height – Steel (*rebar*) Reinforced 24" Stem Wall
- Footings – Inverted "T" Concrete Footings Dimensions per Plan & Site
- Crawl Space – Vapor Barrier

HEATING/COOLING

- American Standard Electric Forced air with AC. HSPF 9.5/15 SEER
- or*
- American Standard Gas/LP Forced 95% efficient Air Furnace with A/C

FRAMING

- 1st & 2nd Floor Joist – Engineered I-Joist Floor System
- Exterior & Roof Sheathing – 7/16" OSB
- Building Paper – Full House Drain Wrap
- 6:12 Pitch Engineered Roof Trusses with 5/8" LP Square Edge overhang
- Plate Height – 8' 1st & 2nd Floor
- Subfloors 3/4" Tongue & Groove OSB
- Walls – 2"x6" Exterior & 2"x4" interior walls
- Raised Heel Trusses

WINDOWS/EXTERIOR DOORS

- Vinyl White Dual Pane Low-E .30 U-Factor (*no Grids*); Screens included on all operable windows, SGD
- 6' Vinyl Sliding Glass Dual Pane Door; Per Plan
- Front Entry Door – 6 panel white fiberglass

INSULATION

- Exterior Walls- R-21 Kraft-faced batts
- Under Floor – R-30 batts Oregon/R-38 Washington
- Ceiling – R-49

ELECTRICAL

- Sensor Motion Continuous Fan
- Doorbell Chime
- Pre-wired plug in ceiling for future garage opener
- Outlet(s) – Per code, per plan
- Switches – White Rocker Style
- Meter Base – 200 AMP – Underground
- Brushed Nickel Lighting Fixtures
- Waterproof 110V exterior outlet – Per plan, 1 at front and 1 at rear of house
- Phone & TV Outlets – Locations per plan (2 ea.)

DRYWALL

- 1/2" Drywall
- Wall Texture – Light Orange Peel walls, bathroom and closets ceilings
- Knockdown brocade ceilings
- Garage – Fire tape only (*Common walls with home*) Per Code
- Windows – Square Drywall Wrap 4 sides

MILLWORK

- Base and door jamb – 2 1/4 Colonial, 4 Finish Options
- Doors – Pre-Finished White 6 Panel Interior Doors
- Stairways- Half wall with wall cap – *color matches trim*
- Closets – shelf and pole, *Per Plan*
- Linen/Pantry – Four MDF Shelves



SIDING

- Lap Siding – James Hardie Lap Siding
- Hardie Trim
- Porch Soffit Hardie Panel
- Porch Posts wraps Included

ROOFING

- Composition Shingle – *Limited Lifetime - Architectural*
- Underlayment - 30 lb Felt or per code – Ice & water shield if applicable (*by local code req.*)
- Dome Roof Vents

RAIN GUTTERS AND DOWNSPOUTS

- Pre-Primed fascia style Gutters or Fascia Board **Varies per branch*

PLUMBING – FAUCETS

- Chrome Moen Faucets
- Ice Maker Box Included
- Hose Bibs – 2 frost-free, Per Plan
- Water Lines – PEX
- Heat Pump Water Heater - 1094 & 1291-50 *gallon electric water heater*

GARAGE DOORS

- 16' X 7' Steel uninsulated overhead garage

CABINETS

- Beech Wood with Recessed Panel Door with 6 stain choices, 3 Door Styles, and Round Brushed Nickel Knobs
- Drawer Detail – 50 lb. roller guides
- Kitchen Island – Optional or Included, per floor plan.

NOTES: *All cabinets are to have the same finish color throughout as standard.*

HARDWARE

- Chrome Bath – Paper holder & towel bar
- Doorknobs – Brushed Nickel round

FLOORING

- Vinyl entry, Per Plan
- Vinyl with underlayment
- Shaw Carpeting
- Carpet Pad nominal 6lb

COUNTERTOPS

- Laminate counters with 6" Tumbled Travertine Backsplash

APPLIANCES

- Whirlpool Dishwasher (*Black/White*)
- Whirlpool Range Hood (*Black/White*)
- Whirlpool Electric Coil Top Range (*Black/White*)