



## 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

- 1<sup>st</sup> & 2<sup>nd</sup> 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" CC Plywood (*Unless closed, then 7/16" OSB*)
- Plate Height – 8' 1<sup>st</sup> & 2<sup>nd</sup> Floor
- Subfloors 3/4" Tongue & Groove OSB
- Walls – 2"x6" Exterior & 2"x4" interior walls
- Raised Heel Trusses

### SIDING

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

### 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
- Can Lights in Kitchen
- 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
- Machine 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, Primed
- Doors – Primed White 6 Panel Interior Doors
- Stairways- Half wall with wall cap
- Closets – shelf and pole, *Per Plan*
- Linen/Pantry – Four MDF Shelves



## WINDOWS/EXTERIOR DOORS

- Vinyl White Dual Pane Low-E .28 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

## ROOFING

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

## RAIN GUTTERS AND DOWNSPOUTS

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

## PLUMBING - FAUCETS

- Chrome Moen Faucets
- Dual Sinks in Master Bath, *Per Plan*
- 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
- NOTES: *All cabinets are to have the same finish color throughout as standard.*

## HARDWARE

- Chrome Bath - Paper holder & towel bar
- Door Knobs - Brushed Nickel round

## FLOORING

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

## COUNTERTOPS

- Laminate counters with 6" Subway Tile Backsplash

## APPLIANCES

- Whirlpool Dishwasher (Black/White/Stainless)
- Whirlpool Micro Hood (Black/White/Stainless)
- Whirlpool Electric Glass Top Range (Black/White/Stainless)