**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
- 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” CC Plywood (Unless closed, then 7/16” OSB)
- Plate Height – 8’ 1st & 2nd Floor
- Subfloors ¾” Tongue & Groove OSB
- Walls - 2”x6” Exterior & 2”x4” interior walls
- Raised Heel Trusses

**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 ¼ 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

**CABINETS**
- Beech Wood with Recessed Panel Door with...
### Siding
- Front Entry Door - 6 panel white fiberglass
- 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.)*
- 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
- 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

### 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” Tumbled Travertine Backsplash

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

### Garage Doors
- 16’ X 7’ Steel uninsulated overhead garage

- 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.