



STANDARD FEATURES

CONCRETE FLATWORK

- **Garage Slab Only** – 4" Concrete Slab, smooth trowel finish with plastic 10x10 zip strips expansion joints; flush with outside stem wall ½" recess to accommodate garage door

FOUNDATION

- **Wall Height** – steel (rebar) reinforced 24" stem wall
- **Footings** – inverted "T" concrete
- **Footings Dimensions** – per plan, per site
- **Crawl Space** – vapor barrier

HEATING / COOLING

- American Standard Electric Forced Air with A/C. HSPF 9.5/15 SEER (OR & ID), HSPF 11/15 SEER (WA) – 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** – ½" only on overhangs (unless closed, then 7/16" OSB)
- **Building Paper** – full house drain wrap
- **6:12 Pitch Engineered Roof Trusses** with ⅝" CC plywood (unless closed, then 7/16" OSB)
- **Plate Height** – 8' 1st and 2nd floor
- **Subfloors** – ¾" tongue & groove OSB
- **Walls** – 2" x 6" exterior and 2" x 4" interior walls
- Raised heel trusses

SIDING

- **Lap Siding** – James Hardie® lap siding
- **Window Trim & Frieze Board** – Preservative Treated, Primed SPF wood trim, per plan
- **Porch Soffit** – Hardie panel
- **Porch Posts** – wraps included

INSULATION

- **Exterior Walls** – R-21 Kraft-faced batts
- **Under Floor** – R-30 batts (OR) / R-38 (WA)
- **Ceiling** – R-49

ELECTRICAL

- Sensor motion continuous fan
- Doorbell chime
- **Lights** – LED low profile surface mount
- 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.)
- Wiring for washer/dryer

LIGHTING

- Brushed nickel with alabaster glass throughout
- **Kitchen** – white
- **Garage** – white porcelain
- **Garage Exterior** – black clear seedy glass
- **Exterior Entry/Front Porch** – black clear seedy glass
- **Rear Patio** – black fixture with white globe

DRYWALL

- ½" drywall
- **Wall Texture** – light orange peel walls, bathroom and closet ceilings
- **Garage** – fire tape only, all walls and ceiling
- **Machine Brocade** – ceilings
- **Windows** – square drywall wrap 4 sides

ADAIR HOMES

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 (4) MDF shelves
- **Pass-through Openings** – cased to match trim selection

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 panel door**, per plan
- **Front Entry Door** – 6-panel white fiberglass

ROOFING

- **Composition Shingle** – limited lifetime, architectural
- **Underlayment** – 30 lb. felt or per code, ice and water shield if applicable (by local code requirements)
- **Attic Vents** – dome

RAIN GUTTERS & DOWNSPOUTS

- **Pre-primed fascia style gutters** or fascia board (varies per branch)

PLUMBING / FAUCETS

- Brushed nickel Moen® faucets throughout
- **Dual Sinks in Master Bath** – per plan
- Ice maker box included
- **Disposal** – ½ HP
- **Hose Bibs** – 2 frost-free, per plan
- **Water Lines** – PEX
- **Heat Pump Water Heater** – 1094 & 1291-50 gallon electric water heater
- Washer box/dryer vented

GARAGE DOORS

- 16' x 7' steel insulated garage

GARAGE DOOR OPENER

- ½ HP Chain Drive with 2 remotes

CABINETS

- **Beech wood** with 6 stain choices, 3 door styles and round brushed nickel knobs
- **Drawer Detail** – 50 lb. roller guides
- **Kitchen Island**
Note: All cabinets are to have the same finish color throughout as standard.

MIRRORS

- **Edges** – sealed pencil edge
- **Installation** – glue to wall

HARDWARE

- Satin nickel throughout
- **Shower Rod** – stainless steel

FLOORING

- **Vinyl Entry** – per plan
- Vinyl with underlayment
- Shaw® carpeting
- **Carpet Pad** – nominal 6 lb.

COUNTERTOPS

- Laminate counters with 6” subway tile backsplash

APPLIANCES

- **Whirlpool® Dishwasher** – stainless
- **Whirlpool® Micro Hood** – stainless
- **Whirlpool® Electric Flat Top Range** – stainless