PACIFIC NORTHWEST STANDARD FEATURES

The quality materials and trusted brands included in every Adair home.

All Standard Specifications listed below are representative of Adair's standard products for the Construction of our Homes. All items listed below or in any other Addenda may be modified at Adair's sole discretion as to make or model, brand, style, size, or grade as long as the substituted product(s) meet applicable building code requirements and Construction Performance Guidelines as referenced in the Agreement sections titled: 1) Materials and Products, 2) Disclaimer and Acknowledgement of Variations in Products/Materials.

CONCRETE FLATWORK

Garage Slab – 4" concrete slab, steel trowel finish with expansion joints

FOUNDATION

Footing & Walls – pour-in-place concrete foundation, per plan

Foundation Vents – 8"x16" foundation vents, per plan

Foundation Hardware – per plan, per structural engineering when applicable

HEATING / COOLING

Electric Forced Air Furnace with Heat Pump or

Natural Gas Forced Air Furnace with AC Cooling Source (OR)

FRAMING

1st & 2nd Floor Joist – engineered I-Joist Floor System (Open web floor trusses on 2nd floor, where required)

Exterior & Roof Sheathing – OSB on walls; OSB on roof, open soffits with CCX plywood on exposed overhangs

Building Paper – full house Tyvek® drain wrap

Plate Height – 9' 1st floor & 8' 2nd floor

FRAMING (CONT'D)

Subfloors – tongue & groove OSB

Walls – 2"x6" exterior, 2"x4" & 2"x6" interior walls

Trusses – typical 6:12 pitch, raised heel trusses, or per plan/elevation

SIDING

Lap Siding – James Hardie® lap siding, panels & staggered-edge shingles (plan specific)

Exterior Trim – primed, Hardie trim

Porch Soffit – Hardie panel, bead board panel or 1"x6" tongue & groove pine (plan specific)

Eaves – Open soffit with exposed truss tails and CCX Sheathing

Porch Posts – wraps included, per plan/elevation

ELECTRICAL

Meter Base – 200 AMP underground service, meter base surface mount on wall

Fans – motion sensor continuous fan (laundry), bath fan with timer (baths & water closets)

Doorbell Chime – per plan

Lights – LED low-profile lights (can simulator)

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ELECTRICAL (CONT'D)

Garage – 110v outlet (1 per garage bay, per plan) and garage opener

Outlet(s) – per code, per plan

Switches – White rocker style (OR), dimmer or occupancy sensor, per code (WA)

Waterproof 110v Exterior Outlet – at every exterior door location, per plan

Phone & TV Outlets – locations per plan (2 ea.)

Smoke Detectors – per code, per plan

Appliance Wiring – washer/dryer, dishwasher, range, fridge, hood fan, water heater, and garbage disposal

FAU (Forced Air Unit) – per HVAC selected option

Islands & Peninsulas – does not include a power outlet, per plan. There will be a GFCI circuit terminated in a junction box inside the cabinet for future use (OR)

LIGHTING

Satin nickel with frosted glass throughout, unless otherwise specified below

Kitchen, Great Room & Hallways – LED low-profile lights (can simulator)

Dining & Nook – satin nickel with etched glass

Exterior – black with clear glass

Garage Interior – white porcelain, one light per bay

Interior Entry – brushed nickel with white glass

DRYWALL

½" drywall

Tub & Shower – moisture resistant drywall

Wall Texture / Ceilings – varies by location

Garage – fire taped, all walls and ceiling (painted, see Painting)

Windows & Glass Doors – sill and apron

MILLWORK

Base and Door Jamb – 2 ¼" Craftsman or Modern, primed – per plan

Entry Door – Therma Tru® fiberglass, per plan

Interior Doors – primed and painted, white 2 panel square top

Windows – sill and apron

House to Garage Door – self-closing fire door, 2 panel square top

Stairways – half wall with wall cap

Closets – shelf and pole, per plan

Closet Shelving – paint to match wall color

Linen/Pantry – four (4) MDF shelves, paint to match wall color

Pass-through Openings – cased to match trim selection

WINDOWS / EXTERIOR DOORS

Vinyl White Dual Pane – .27 U-Factor (OR), U-Factor (WA), (grids per plan); screens included on all operable windows

Vinyl Sliding Glass Dual Panel Door – per plan*

Front Entry Door – Therma Tru® fiberglass, painted (to paint color scheme) or stained on Craftsman elevations, per plan

Composite Shingle – IKO limited lifetime, architectural

Underlayment – 30# felt or synthetic, ice and water shield if applicable (by local code requirements)

Attic Vents – dome

**4-panel doors available on select plans*

PLUMBING / FAUCETS & FIXTURES

Moen® faucets throughout; brushed nickel (bathrooms), stainless steel (kitchen)

Dual Sinks in Primary Bath – white, oval, per plan

Kitchen Sink – stainless steel, double bowl

Toilets – white elongated bowl

PLUMBING / FAUCETS & FIXTURES (CONT'D)

Shower/Tub – tile shower with mud pan in primary bath, fiberglass shower and tub/shower units per plan, fiberglass soaker tubs where applicable per plan

Ice maker outlet box included

Disposal – Moen® ⅓ HP

Hose Bibs – 2 frost-free, per plan

Water Lines – PEX

Heat Pump Electric Water Heater – 50-gallon electric, 80-gallon for homes with soaker tubs

Laundry – washer box, dryer vented

GARAGE DOORS & INSULATION

16' x 8' steel insulated garage overhead door, per plan/elevation

Garage man door

Insulation included

GARAGE DOOR OPENER

½ HP Chain Drive with 2 remotes, 1 per overhead door

CABINETS

Soft close

Beech Wood – with 10 standard stain choices*, recessed panel door style, and round brushed nickel knobs

Cabinet Trim – corresponding base shoe and crown moulding

Drawer Detail – Plywood box with full extension, soft close glides

Shelving – 3/4" standard, white

Kitchen Island – per plan
Note: All cabinets are to have the same finish color throughout as standard.

**available on select plans only*

MIRRORS

Edges – sealed pencil edge

Installation – glue to wall

HARDWARE

Satin nickel throughout

Shower Rod – stainless steel

Shower Doors – satin nickel 4'-5' (tub/shower excluded)

FLOORING

Laminate Entry, Kitchen & Nook – per plan

Luxury Vinyl Tile Bathrooms & Utility / Mudroom – per plan

Shaw® carpeting

Carpet Pad – nominal 6 lb.

See floor plans for flooring break information

COUNTERTOPS

2 cm Quartz counters with 6" 2 cm quartz backsplash

APPLIANCES

Whirlpool® Dishwasher – stainless

Whirlpool® Micro Hood – stainless, per plan

Whirlpool® Electric Flat Top Range – stainless

PAINTING

Exterior Body & Trim – Sherwin Williams® satin, customer selected color, per plan

Entry Door – painted or stained, customer selected

Interior Walls – customer selected color

Garage Walls & Ceiling – same color as interior walls (garage texture can be selected separately)

Ceilings & Trim – extra white

RAIN GUTTERS & DOWNSPOUTS

Pre-primed fascia style gutters or fascia board (varies per location where required). Not available in all locations.

EXECUTIVE SERIES STANDARDS

FRAMING

9/12' split plate height Riada plans

BATHROOMS

Freestanding tub, primary bath

Comfort height toilets, all baths

KITCHEN

Full height tile backsplash

Gourmet kitchen layout

Kitchen Aid appliances

3cm quartz countertops, whole house

Strive undermount sink

GARAGE

4' LED lights per bay

FLOORING

Laminate in living, dining and hallways

Upgraded carpet, level 2

WINDOWS

Black exterior/white interior

CABINETS

Plywood box cabinets, whole house