

Standard Features

Exterior Specifications

Concrete Foundation

- 6" Post Tension Foundation Slab with True Capillary Break

Framing

- 92-5/8" Studs - True 8' ceilings
- 2" x 6" Exterior Stud Walls @ 16" On Center
- Including Garage Walls
- 2" x 4" Interior Stud Walls @ 16" On Center
- Dupont Tyvek Stucco Wrap on Exterior Walls
- Tech shield Radiant Barrier Roof Sheathing

Roof System

- Engineered Roof Trusses Spaced 24" O.C.
- 5/12 Roof Pitch
- Tile Roofing
- Gable Ends Overhang 12", Tail Ends Overhang 16"
- 7/16 OSB Roof Sheathing
- Ridge Vent System

Plumbing

- 2 Frost-Free Hose Bibs

Windows

- Milgard, or Comparable vinyl windows with screens
- Low-E Film and Argon Gas Filled

Exterior Stucco

- Lace Finish
- 2 x 4 Pop Outs on Windows and Doors

Exterior Trim

- 2" x 8" Pine Barge and Fascia

Exterior Doors

- Fiberglass insulated Entry Door
- Raised Panel Non-Insulated Metal Garage Door(s)

Interior Specifications

Heating

- Heat pump with A/C

Plumbing

- 6" Deep Stainless Kitchen Sink w/3 Moen Kitchen faucets to choose from.
- Fiberglass Simulated Tile Tub/Shower Combos & Showers
- White China Bathroom Sinks w/Two Handle Moen Faucet
- 50 Gallon Heat Pump Water Heater (Unless No Garage)
- Pex or Equal Water Lines • Ice Maker Rough-In • Low Flow fixtures
- Inside Main Water Shut Off • ADA Toilets with soft close seat

Electrical

- 200-Amp Service
- 2 Cable TV Outlets, 2 Telephone Outlets, 2 ceiling fan rough ins
- 5 Decorator Light Fixture Package Options
- 6 LED low profile Lights in Kitchen
- GFI's in Kitchen, Baths, Garage & 2 Exterior Outlets
- Smoke detectors per code
- Ceiling Lights & Outlets per code

Ventilation

- Range, Utility, and Bathroom Fans Vented to Exterior
- Attic Venting Bird Blocks Installed between Every Truss Bay
- Gable Vents & Ridge Vents • Motion Exhaust Fan In The Garage
- Tyvek Air Barrier On Garage Warm Walls

Millwork

- 3 1/4" White Primed Trim • White Primed 2/4/6 Panel Interior Doors

Insulation

- R-49 Ceiling • R-21 BIBS insulation in Exterior Walls
- Foam Insulation around Windows and Doors
- Caulk and Seal Around Doors, Windows and Exterior Wall Penetrations
- Insulated Headers at Exterior Door and Windows

Drywall

- 1/2" Drywall with Textured finish
- Garage walls Hung and Fire-Taped to Code

Cabinets

- Kemper Cabinets (Many Finish Options Available)

Floor Coverings & Countertops

- EVP (Engineered Vinyl Plank) in Entry, Kitchen, Nook /Dining Room, Bathrooms, Utility Room, Main Floor Hall Ways
- Carpet in all rooms where EVP is not present
- Level 1 Quartz / Granite on Kitchen & Bathroom Counters with tile backslash

Finishing Hardware

- Mirrors per Plan • Wood Shelving per Plan • Towel Bars, Toilet Paper Holder
- Match Finish package including: Faucets, Lighting, Levers, Bath Hardware and Shower Doors • Schlage Door Hardware • Interior Level Style Handels

*This is for houses. Detached garages have charges - See Construction DOM