|  |  |
| --- | --- |
|  | **GENERAL CONSTRUCTION** |
| Insulation- Ceiling, Walls, Floor. | R 21-21-22 |
| Window Type | Low-E vinyl windows with argon gas |
| Floor Joists | 2 x 6 16” O.C. (30/15 wide’s are 2” x 8” 16” O.C.) |
| Floor decking | 4’ x 8’ x 9/16” tongue and groove OSB |
| Exterior Siding Type | Vertical Fiber Cement |
| Exterior Window Trim | 4" Trim All Sides |
| Dormers and Exterior Trim | Optional |
| Sidewalls | 2 X 6 at 16" O.C. Sidewall. Multi Section is 90" height with cathedral ceiling. Single Section is 96" height with flat ceiling. |
| Shingles | Architectural with Limited Lifetime warranty |
| STD Roof Load | 30 Pound w/Trusses 24" OC |
| Exterior Entry Doors | Front-36" Inswing with deadbolt knocker and peephole, Rear 32” Inswing with deadbolt. |
| Eaves and Overhang | 14’ wide and 15’ wide plans 4” sides and 6” ends. 28’ and 30’ wide plans 6” all sides. 20’ and 24’ wide plans 12” all sides. All screen vented. |
| Roof Pitch | 3/12 Multi section 24 and 28 wides. 4/12 Single section and 20' wide multi section. |
|  | **FLOOR COVERINGS** |
| Carpet and Carpet Pad | 16 oz carpet & 3/8" rebond carpet pad in living room, family room, den if applicable, and bedrooms. Hall varies per print. |
| Linoleum | Kitchen, utility, baths, dining room. Hall and closets vary per print. NOTE: 20311V has carpet in dining room. |
| Main Entry Floor Covering | Lino- except 12361V is carpet |
|  | **INTERIOR** |
| Windowsills and Trim | White finished sills (not T/T) w/lip molding |
| Ceiling Sheetrock Thickness | 1/2" High Density |
| Closet Shelves | Wire shelves location per print. |
| Tape and Texture Interior Walls | Throughout including wet areas and closets. |
| Interior Wall Paint | Customer choice of primary paint from paint chart. Accent walls chosen by customer and shown on sales order. |
| Ceiling Paint | Matches primary wall paint |
| Base Molding | 2-1/4” In Lino Areas. Optional all Other Areas |
| Interior Doors | 2 Panel White Raised Panel |
| Door Trim | 2 ¼” Waterfall except 1” flat on inside of closets. |
| Door Stops | Hinge Mounted |
| Door Handles | Round brush nickel |
| Wardrobe Doors | 2 Panel White Raised Panel |
|  | **LIGHTING/ELECTRICAL** |
| Bedroom Lighting | Recessed LED can light |
| Dining Room Lighting | Brushed nickel round chandelier. |
| Kitchen Lighting | Recessed LED can lights per print. |
| Exterior Lights | Front white. Back door white. |
| Bathroom Lighting | Master bath has cosmetic light centered over sink and recessed LED can light(s) per print. Guest bath has cosmetic light over sink with LED can light optional. |
| Wire and Brace for Ceiling Fan(s) | Optional |
| TV/Phone Boxes- Rough in With Raceways- Not Wired. | Optional |
| USB charging station | Optional |
| Electrical Service Main Panel | 200 AMP |
|  | **CABINETS** |
| Cabinet Type | Knotty Alder raised panel doors. Knotty Alder face frame and alder side panels with hidden hinges. Std and Opt cabinets all have light maple color lined interiors. |
| Kitchen Overhead Cabinets | 30” Tall with 1 adjustable shelf. |
| Cabinet Hardware | Brushed nickel knobs on doors. Brushed nickel clamshell on drawers. |
| Range Hood Overhead Cabinet | Std. See Print |
| Refer Overhead | Shelf std. Cabinet optional |
| Washer/Dryer Overhead | Wire Shelf, Cabinet Optional |
| Kitchen Drawers | Drawer Bank in Kitchen (no drawers over doors) |
| Cabinet Crown Molding | Standard |
| Bathroom Drawer Bank | Optional. Not all baths will have room for drawers. |
| Backsplash- Kitchen and Baths | 4” Laminate |
| Bar Back Finish. | Matches cabinet, or T and T, per plan. |
| Countertop Self Edge | Laminate. |
| Bathroom Lavy Cabinet | Linen cubbies on bottom |
|  | **PLUMBING/HVAC** |
| Master Bathtub/Shower | 60” Acrylic tub with 3-piece Surround and shower head. |
| Guest Bathtub/Shower | 60” Acrylic tub with 3-piece Surround and shower head. |
| Bath Sinks | Acrylic |
| Bath Sink Faucets & Tub/Shower Faucets | Dual Handle Brushed Nickel on Sinks, Brushed Nickel Single Handle on Tub/Showers |
| Bathroom Mirrors | Master Bath 24X42, Guest Bath 24X42- w/J channel |
| Towel Bar/Tissue Holders | Standard Both Baths |
| Kitchen Sink | 6" deep stainless steel |
| Kitchen Faucet | Dual Handle chrome |
| Plumb For Washing Machine | Std- Note Model 12361V, 12482V, 20342V and 20311V are set up for stackable |
| Wire For Clothes Dryer | Std- Note Model 12361V, 12482V, 20342V and 20311V are set up for stackable |
| Shut Off Valves | Whole House Standard- Individual Fixtures Optional |
| Exterior Water Faucet | Optional |
| Heating System | Electric forced air with ducts, except model 20311V only has wall heaters and a heat lamp in bath- not ducted. |
| Water Heater | 30-Gallon Electric Standard, 50-Gallon Optional |
|  | **WINDOW TREATMENTS** |
| Cornices | None |
| Mini Blinds | Optional |
| Sliding Glass Door | No Covering Std- PVC Vertical Blind w/PVC Cornice If Mini Blinds Ordered |
|  | **APPLIANCES** |
| Color | Black |
| Refrigerator | 18 Cubic Foot Frost Free |
| Range | 30" Electric range with window and clock |
| Dishwasher | Optional |
| Microwave | Optional |
| Range Hood | 30" Black |