

# Standard Construction Features and Finishes



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## *Foundation*

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- Concrete slab foundation over vapor barrier and gravel
- 9' poured concrete foundation walls\*
- Foundation damp-proofing with a 10-year warranty\*
- Painted exposed exterior concrete foundation walls\*
- Termite mitigation system with warranty
- 4" concrete patio\*

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## *Framing*

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- 2x4 exterior and interior walls
- 9' ceilings in basement\*
- 9' ceilings on first floor
- 8' ceilings on second floor\*
- Vaulted ceilings in select rooms\*
- Structurally engineered roof truss system\*
- 1/2" OSB roof decking
- Structurally engineered floor system\*
- 3/4" tongue & groove plywood subflooring
- 5/4" x 6" pressure treated decking\*
- 6 x 6 pressure treated wood posts\*

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### *Exterior Features*

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- LowE single hung and fixed double pane vinyl clad windows
- Architectural window grid patterns on front elevation
- Period style fiberglass front entry door with handle set
- Farmhouse style steel garage door with opener and 2 remote controls
- Insulated exterior doors with single cylinder deadbolts
- 30-year architectural shingled roof with drip edge
- Continuous ventilation with shingle over ridge vent
- Aluminum gutters with downspouts
- House wrapped with weather barrier
- Clapboard and board & batten style cement siding with 30-year warranty\*
- Porch ceilings with beadboard sheets
- 6x6 pressure treated porch posts
- 1 prime coat and 1 finish coat latex exterior paint from designer selected color palettes
- Stone water table and painted exposed concrete foundation walls\*
- Septic system and drain field per county design
- Water service line from meter to house
- Underground power line to meter base
- Final grade with seed, straw, and front facing foundation shrubs
- 4" base gravel driveway

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### *Interior Finishes*

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- Smooth finish drywall on walls and ceilings, water resistant in baths, and fire rated per code
- 5 panel molded interior doors
- 1x6 painted baseboard
- 1x4 flat casing on doors and windows
- Designer selected door hardware
- 1 wall and 1 trim color paint for interior chosen from designer selected color palettes
- 36" gas log vent-free fireplace in living room with shiplap, stone, and box mantel
- Custom mudroom bench with cubbies and coat hooks\*
- 8" stained pine beams in living room, dining, or kitchen\*
- Pine stair treads and newel posts\*
- Sustainable scuff resistant and waterproof 7" plank flooring in living, dining, kitchen, and bathrooms.
- Stain-resistant Shaw carpeting with pad in all bedrooms

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### *Mechanical and Technology*

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- 14 SEER heat pump and air conditioner with programmable thermostat
- Wired smoke detectors on each level and bedrooms\*
- Carbon monoxide detector
- Pre-wired for phone, tv, and internet in living room and bedrooms
- 200 amp electrical service
- Pre-wired and braced for ceiling fans in living room, bedrooms, and back porch
- Recessed can lighting\*
- Two sets of exterior flood lights
- 50-gallon electric water heater
- Designer selected lighting packages
- PEX water supply lines and PVC drain lines
- Delta water saving faucets
- Shut off valves at all sinks and toilets
- Low flow elongated toilets
- 2 frost proof exterior hose bibs

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### *Energy Efficiency*

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- R-13 fiberglass insulation in exterior walls
- R-38 blown fiberglass insulation in attic
- Caulk and sealant weatherization
- Home air infiltration testing per local code
- Duct seal blower test certification per local code
- Low flow plumbing fixtures

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### *Kitchen*

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- Designer selected shaker-style cabinetry with soft close drawers
- Granite countertops with single bowl undermount stainless steel sink
- Stainless steel appliance package with gas range, dishwasher, and microwave hood
- Plumbed icemaker connection
- Oversized island with pendent lighting\*
- Single lever chrome faucet with sprayer
- Pantry with ventilated shelving
- 8" stained pine beams\*

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### *Owner's Retreat*

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- 36" high vanity cabinet(s)\*
- Granite countertop with 2 white undermount sinks
- Designer selected Delta faucets
- Sustainable scuff resistant and waterproof 7" plank flooring
- Oversized tile shower with chrome-framed clear glass shower door enclosure
- Free standing soaking tub\*
- Private toilet room with exhaust fan
- Generous walk-in closet with ventilated shelving
- Designer selected carpeting in bedroom

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### *Secondary Bath(s)*

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- 36" high vanity cabinet
- Granite countertop with 1 white undermount sink
- Sustainable scuff resistant and waterproof 7" plank flooring
- Designer selected Delta faucets
- Fiberglass tub shower with smooth surround
- Exhaust fan vented to outside
- Powder room with a pedestal sink and toilet\*

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### *Warranties and Orientation*

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- Pre-construction conference
- New home walk through 2 weeks prior to closing
- Complete house cleaning prior to move in
- One year builder home-buyer warranty
- Manufacturer warranties on all appliances, water heater, and HVAC system
- 10-year warranty on foundation damp proofing
- 30-year warranty on roofing shingles
- 30-year warranty on cement siding material
- 1-year renewable termite bond

All information on this document is deemed reliable but is not guaranteed and should be independently verified. Builder reserves the right to change prices, elevations, specifications, and room dimensions without notice.

\*Inclusion and extent of these items depends on the plan selected.