



#### Foundation-

- ✓ Foundation Excavation & Backfill Included. (Up To \$2500 Allowance)
- ✓ 6 inch deep by 12 inch wide concrete footing Minimum.
- ✓ 18 – 22 inch Steel Reinforced Foundation Wall.
- ✓ 6 Mil Poly Vapor Barrier.
- ✓ Foundation Vents To Code.

#### Framing-

- ✓ 2"x6" Dried Doug Fir Exterior Stud Walls 16" On Center.
- ✓ 2"x6" Dried Doug Fir Exterior Stud Walls 16" On Center In Garage.
- ✓ 2x6 bottom plate and 2 – 2x6 top plates. (unless a larger header interferes).
- ✓ 7/16 OSB Exterior Grade Structural Wall Sheathing.
- ✓ Tyvek House Wrap Or Comparable.
- ✓ 2x4 Dried Doug Fir Interior Stud Walls 16" On Center.
- ✓ Engineered Wood I-Beam floor Joist. (TJI or BCI)
- ✓ 3/4" OSB Edge Gold Floor Decking. (Or Comparable)
- ✓ Engineered Roof Trusses 24" On Center with 4/12 Pitch.

#### Roofing-

- ✓ 7/16 OSB Exterior Grade Structural Roof Sheathing.
- ✓ 12" Gable Overhangs & 16" Eave Overhangs With 7/16" Smooth Soffit Material.
- ✓ 30 Year Architectural Shingles.

#### Gutters-

- ✓ White Seamless Aluminum (Fascia Style) W/Downspouts.

#### Windows-

- ✓ White Vinyl, Dual Pane, Low-E, Auto Latch, Energy Star Rated With Life Time Warranty.
- ✓ Bay Windows On Select Floor Plans.
- ✓ Interior Window Sill Finish Trim.

#### Exterior Siding & Trim-

- ✓ James Hardie "Cemplank" Lap Siding
- ✓ 5 ¼ x 4 Cypress Trim on all windows, corner boards and barge rafters
- ✓ All Exterior posts wrapped in Cypress

#### Exterior Doors-

- ✓ Fiber Glass Entry Doors With Glass Inserts.
- ✓ 16'x7' Raised Panel Non-Insulated Metal Garage Door.

#### Insulation-

- ✓ Insulation To Code.
- ✓ R-30 Floor
- ✓ R-21 Exterior Walls.
- ✓ R-49 Ceiling.
- ✓ Insulated Garage Walls

#### Drywall-

- ✓ ½" Drywall Taped and Textured. (Orange Peel Finish On Walls).
- ✓ Medium Brocade Finish On Ceiling. (applicable Areas)
- ✓ Garage Firewalls To Code.
- ✓ Vapor Barrier PVA Primed Exterior Walls.
- ✓ Attached Garage Tape and Textured

#### Interior Doors & Trim-

- ✓ Raised 6 Panel Paint Grade Doors with Craftsman Style Trim

#### Exterior Plumbing-

- ✓ Two Frost-Free Hose Bibs.

#### Plumbing-

- ✓ Plumbing Rough-In & Finished Per Plans & To Code.
- ✓ Kitchen Sink Stainless Steel Double Bowl W/Side Spray Bar
- ✓ Bathroom Sinks Porcelain W/Single Handle Chrome Faucet (Gerber or Comparable)
- ✓ Toilet – Elongated (Gerber or Comparable)
- ✓ Water Supply Lines Plastic "Pex". (copper will only be used at some fitting locations)
- ✓ ABS Standard Black Waste & Vent Lines.
- ✓ Inside Water Shut Off (Home or Garage Location)
- ✓ Water Heater. (50 gal Minimum Electric – 40 gal minimum Gas)
- ✓ Plumb for Ice maker

#### Ventilation-

- ✓ Attic Gable & Eave Vents. (To Code)

#### Heating-

- ✓ Electric Zonal Wall Heaters W/Thermostat In Each Room.

#### Electrical-

- ✓ Rocker Style Light Switches.
  - ✓ Electrical Rough-In & Finished Per Plans & To Code.
  - ✓ 200 amp Service Panel.
  - ✓ Brushed Nickel Decorator Light Fixture Package.
  - ✓ Smoke Detectors To Code.
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- ✓ GFI's To Code.
- ✓ 5 Can lights in kitchen
- ✓ Wire for Micro Hood Fan

#### Exterior Electrical-

- ✓ 2 Exterior Outlets Minimum.

#### Cabinets & Counter Tops-

- ✓ Recessed Panel Oak Doors W/Natural Finish & Solid Oak Rails& Stiles.
- ✓ Wilson Art (Or Comparable) Laminate Counters. (Dozens Of Color Choices)
- ✓ Tumbled Tile Backsplash Though out

#### Floor Coverings-

- ✓ Mannington Vinyl W/Guardian Protection. A Tough Innercore That Protects The Beauty Of The Floor, And Against Bottom-up Staining & Moisture W/6 yr Warranty. (Dozens of Color Choices) (Coverage Areas Kitchen, Baths, Entry & Utility)
- ✓ Continuous Filament Polyester Carpeting W/10+ yr Warranty. (Coverage Areas - Living Room, Family Room, Dining Room, Bed Room & Halls)

#### Finish Hardware-

- ✓ Bath Room Vanity Mirrors.
- ✓ Closet, Utility & Pantry White Wire Shelving.
- ✓ Towel Bars & Toilet Paper Dispensers.
- ✓ Brushed Nickel Lever Style Door Knobs.

#### Concrete-

- ✓ 4" Nominal Garage Floor Slab.

**See your Building Representative for all optional Upgrades**