



Your Lifestyle... your Home... your Blessing

STANDARD FEATURES

CUSTOMIZED FLOOR PLAN:

The designer works with the customer to create their own unique floor plan, electrical plan, elevations, and site layout.

SELECTIONS:

The customer selects colors and materials from the office showroom at the beginning of the project.

ACCESS AND COMMUNICATION:

The customer may visit the house once per week. These visits are scheduled with the superintendent or the superintendent's assistant to ensure that no work is being performed during the visit. Additionally, the superintendent is available by phone and sends regular email updates. He also performs a final walk-through with the customer at the end of the project.

FOUNDATION:

Conventional steel reinforced concrete foundation.
Poured with 3000 PSI concrete.

FRAME:

Wood framed. Maximum spacing of studs, joists, and rafters is 16".
OSB roof decking. OSB for sheathing.

EXTERIOR FINISH:

Hardiplank exterior. 30-year manufacturer's warranty.

Siding: 8 1/4" Cedarmill Hardilap Fascias & trim: 3/4" thick Smart Trim.

Soffits: 5/16" Hardisoffit with continuous perforated soffit venting at eaves.

Exterior Doors:

Front Door- Therma-Tru Smooth Star Fiberglass (several choices).

Back/Side- Full view fiberglass.

WINDOWS:

Double pane insulated windows with low E glass.

ROOF:

25-year composition roof with continuous ridge venting. 6:12 pitch, hip roof.

HEATING & A/C:

13+ seer efficiency air conditioning with electric heat.

PLUMBING:

All water lines are PEX. Drains and vent piping is schedule 40 PVC. Price Phister P First series faucets in chrome. Stainless steel kitchen sink. Elongated white toilets.

1 - Fifty-gallon electric hot water heater. Minimum of 2 hose bibbs.

ELECTRICAL:

All copper wiring, minimum of 2 phone jacks, 2 TV Jacks, 2 outside GFI receptacles, door chime, electric Smoke detectors, GFI receptacles in kitchen and bathrooms;

Standard receptacles and switches wired per National Electric Code.

INSULATION:

R-13 batts in walls; R-19 batts at sloped ceilings; R-30 blown fiberglass in attic.

DRYWALL:

½" drywall throughout house attached with screws. ½" Hardibacker used at tiled tub and shower areas. Blown splatter texture on walls and ceilings.

INTERIOR TRIM:

Wooden colonial 3 ½" base and 2 ½" door casing. Wooden window stools with casing underneath. Closet MDF shelving with clothes poles. Classique or 6 panel colonist hollow core interior doors.

CABINETS:

Solid oak door and door frames. Particle board side panels and drawers with laminated birch interior finish.

COUNTERTOPS:

Kitchen & Bathrooms: Granite with undermount sinks.

PAINT:

Exterior: Sherwin Williams Super Paint Satin.

Interior: Sherwin Williams Interior Showcase Flat for walls.

Sherwin Williams Southwest Builders semi-gloss enamel for millwork, doors, and trim.

FLOORING:

Tile: flooring at kitchen, breakfast, utility, and bathrooms.

Carpet: bedrooms and all other rooms- laid over ½" 6lb. padding.

HARDWARE:

Doors: Standard round knobs: your choice of 2 finishes.

MIRRORS:

Full length, 42" high mirrors at all bathroom vanities.

OPTIONS & UPGRADES:

We can do anything you imagine! All upgrades are handled on a case-by-case basis.