



STANDARD FEATURES

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 Hardiplank Fascias & trim: 3/4" thick Hardi Trim.

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

Exterior Doors:

Front Door- Fiberglass in various styles

Back/Side- Full view fiberglass.

WINDOWS:

Double pane insulated windows with low E glass.

ROOF:

30-year composition roof with continuous ridge venting.

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 Pfister plumbing fixtures.

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-15 blown in batts in walls; R-38 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. Hollow core interior doors.

CABINETS:

All plywood, European hinges, soft close doors, and drawers.

COUNTERTOPS:

Kitchen & Bathrooms: Granite with undermount sinks.

PAINT:

Exterior and Interior: Sherwin Williams

FLOORING:

Tile: Flooring at kitchen, breakfast, utility, bathrooms, living and halls.

Carpet: Bedrooms laid over ½" 6lb. padding

MIRRORS:

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