

STANDARD CONSTRUCTION SPECIFICATIONS

INTERIOR

- 9' foot ceiling height
- Smooth drywall ceilings throughout all rooms (including closets)
- Painted walls and ceiling (one coat primer, 2 coats finish)
- White Colonial 3-1/2" Casement (except for Spindrift which is 2 1/2"), 3-1/2" Base molding throughout
- White wood window and door jambs
- White solid 6 panel interior doors with upgrade option to 3 panel
- Brushed Nickel interior locksets, hinges and door stops
- Mohawk Stylish Story III carpet in bedrooms
- Mannington wood laminate flooring in foyer, kitchen dining & living
- Ceramic Tile flooring in baths and laundry room
- Closet systems
- Kichler interior ceiling lights with upgrade options
- Standard selections from American Woodmark or upgrade Kraftmaid & Thomasville wood cabinetry; Maple, Oak, Cherry

KITCHEN

- American Woodmark or upgraded Kraftmaid & Thomasville 5pc shaker maple or oak cabinet doors and drawers featuring :
 - 3 5/16" classic crown molding (matches cabinet species and stain)
 - Full depth adjustable shelves in base cabinet for extra storage
 - Wall cabinets with adjustable 3/4" shelves
 - Dovetail, hardwood full extension drawer boxes
 - Self-close, undermount drawer guides
 - Concealed, self-close door hinges in all base and overhead cabinets

- 1/2" plywood sides with matching wood species stained ends
- Cabinet pulls from standard offering
- Vented range hood or vented microwave
- Quartz countertops with Eased, Bevel, Double Rounded or Bullnose edges and 4" backsplash
- Stainless Steel kitchen sink with upgrade sizes
- Kitchen faucets in Chrome with pull-down spray faucet or upgrade options to Brushed Nickel
- 36" wide refrigerator openings (Optional 39" available)
- Wired for electric range with upgrade options to Gas range or cooktops
- Brushed Nickel flush mount light over kitchen sink and in center of kitchen island with upgrade options of pendant lights
- Classic level Frigidaire Package w/ electric stove, dishwasher, fridge, microwave

BATHS

- 60" fiberglass tub/shower main bath
- 60" fiberglass tub/shower master bath
- Faucets in Chrome with upgrade options in Chrome and Brushed Nickel
- Quartz countertops in bathrooms with 4" backsplash
- GFI wired bath receptacles
- Power vent ceiling fans with light in each bath
- 1-3/4" wood mirror frame (matches vanity cabinet species and finish)
- Kichler vanity lights in Chrome with upgrade to Brushed Nickel
- Porcelain elongated toilet bowl
- Comfort height (36") American Woodmark vanities or upgrade to Kraftmaid vanities

UTILITIES

- Ten-year structural warranty
- Full-size 200amp main service with circuit

STANDARD CONSTRUCTION SPECIFICATIONS

- breaker protection
- Rough in frame piping for radon included, no further mitigation
- GFI protection for two exterior receptacles per code
- PVC drain lines and PEX water lines
- Hookup for washer and electric dryer
- Door chimes front door
- AC/DC smoke detectors per code
- Water shut-off valves throughout
- Carrier propane heat pump for heating/cooling
- Rinnai propane tankless automatic on demand hot water heater
- Propane gas hookup on deck

EXTERIOR AND CONSTRUCTION

- Foundation and basement construction per local code
- TJI 24" on center floor system
- 2x6 exterior walls @ 24" on center
- 7/16" OSB sheathing on all exterior walls
- 3/4" OSB floor decking T&G
- 2x4 interior partitions @ 24" O.C
- 7/12 pitch roof trusses
- 5/8" OSB roof sheathing T&G
- Membrane shingle underlayment with ice shield
- 30 year limited lifetime warranty shingles, Architectural style

- 12" solid overhangs on front and rear with vinyl soffit
- 12" vented overhangs on gable ends with vinyl soffit
- 6" aluminum fascia
- HARVEY single hung windows No Grids with screens or upgrade options with Grids or to double hung
- Masonite Fiberglass 4 panel Fan Lite exterior door or equivalent
- Door pans under all exterior doors
- Brushed Nickel exterior locksets at front door
- 6/0 x 6/8 vinyl sliding patio door or equivalent
- 5/0 x 6/8 French door on some house styles
- Kichler white exterior lights
- D4 vinyl siding with vinyl cedar shakes on front gable

INSULATION

- R-38 insulation in ceiling/attic
- R-21 fiberglass batt insulation with vapor barrier in sidewalls
- R-19 basement ceiling batt insulation
- Rated sealant tape around windows to stop air infiltration
- Caulked seams on exterior sheathing
- Insulated headers over windows and doors