



Standard Features

Exterior Specifications

Concrete Foundation

- 5" Post Tension Slab

Framing

- 92-5/8" Studs - True 8' ceilings
- 2" x 6" Pine Exterior Stud Walls @ 16" On Center -Including Garage Walls
- 2" x 4" Pine Interior Stud Walls @ 16" On Center
- Dupont Tyvek Wrap on Exterior Walls
- Radiant Barrier Roof Sheathing

Roof System

- Engineered Roof Trusses Spaced 24" O.C.
- 4/12 Roof Pitch (some with 5/12)
- Tile Roof
- Gable Ends Overhang 12", Tail Ends Overhang 16"
- 7/16 OSB Roof Sheathing
- Ridge Vent System

Plumbing

- 2 Frost-Free Hose Bibs

Windows

- MI windows, or Comparable vinyl windows with screens
- Low-E Film and Argon Gas Filled
- Bay Windows Included on Most Floor Plans

Exterior Stucco

- Lace Finish
- 2 x 4 Pop Outs on Windows and Doors
- Dupont tyvek Stucco wrap

Exterior Trim

- 2" x 8" Combed Fascia

Exterior Doors

- Fiberglass Insulated Entry Door w/Window Options on Select Doors.
- Raised Panel Non-Insulated Metal Garage Door(s) w/Windows in select colors

Interior Specifications

Heating /Cooling

- Heat pump with A/C

Plumbing

- 6" Stainless Kitchen Sink Moen Kitchen faucet.
- Fiberglass Simulated Tile Tub/Shower Combos & Showers
- White China Bathroom Sinks w/Two Handle Chrome Moen Faucet
- 50 Gallon Heat Pump Water Heater (Unless No Garage)
- Pex or Equal Water Lines • Inside Main Water Shut Off
- Ice Maker Rough-In • Low Flow fixtures • Soft Close Toilet Seats

Electrical

- 200- Amp Service
- 2 Cable TV Outlets, 2 Telephone Outlets, 2 ceiling fan rough ins
- 2 Decorator Light Fixture Package Options • Ceiling Lights & Outlets per code
- 6 LED Puck Lights in Kitchen • Smoke detectors per code
- GFI's in Kitchen, Baths, Garage & 2 Exterior Outlets

Ventilation

- Range, Utility, and Bathroom Fans Vented to Exterior
- Continuous Soffit Vent Installed between Every Truss Bay
- Gable Vents & Ridge Vents • Motion Exhaust Fan In The Garage
- Tyvek Air Barrier On Garage Warm Walls

Woodwork

- 3 1/4" White Primed Trim • 5 Interior doors to choose from

Insulation

- R- 49 Ceiling • R - 21 Insulation in Exterior Walls
- Foam Insulation Around Windows and Doors
- Caulk and Seal Around Windows , Doors and Exterior Wall Penetration
- Insulated Headers at Exterior Doors and Windows

Drywall

- 1/2" Drywall with Textured finish
- PVA Primer at Exterior Walls for Vapor Barrier
- Garage walls Hung & Fire-Taped to Code

Cabinets

- Aristokraft Cabinets available in oak standard (many additional options available)

Floor Coverings & Countertops

- Vinyl in wet areas
- Tile in Entry
- Carpet in Living Rooms, Family Room, Dining Room, Bedrooms and Halls
- Formica Laminate on Kitchen & Bathroom Counters with tile backslash

Finishing Hardware

- Mirrors per Plan • Wood Shelving per Plan • Towel Bars,
- Toilet Paper Holder
- Schlage Door Hardware

*This is for houses. Detached garages have charges - See Construction DOM

Fairway Homes West reserves the right to change specifications and/or home plans at any time without notice or obligation