

# Standard Features

## Exterior Specifications

### Concrete Foundation

- 6" Post Tension Slab

### Framing

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

### Roof System

- Engineered Roof Trusses Spaced 24" O.C.
- 4/12 Roof Pitch (some with 5/12)
- 30 Year Laminated Architectural Shingles
- Gable Ends Overhang 12", Tail Ends Overhang 16"
- 7/16 OSB Roof Sheathing
- Ridge Vent Sytem

### Plumbing

- 2 Frost-Free Hose Bibs

### Windows

- Milgard, 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

### Exterior Trim

- 2" x 8" Pine Barge and Fascia

### Exterior Doors

- Fiberglass insulated 4 Panel Entry Door w/Window Options
- Raised Panel Non-Insulated Metal Garage Door(s) in select colors

## Interior Specifications

### Heating

- Heat pump with A/C

### Plumbing

- 6" Deep Stainless Kitchen Sink w/3 Moen Kitchen faucets to choose from.
- 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
- Ice Maker Rough-In
- Low Flow fixtures
- Inside Main Water Shut Off
- 1-ADA Toilet with soft close seat

### Electrical

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

### Ventilation

- Range, Utility, and Bathroom Fans Vented to Exterior
- Attic Venting Bird Blocks 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
- 10 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 Doors, Windows and Exterior Wall Penetrations
- Insulated Headers at Exterior Door 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 and birch standard
- (additional Finish Options)

### Floor Coverings & Countertops

- VP (vinyl planking) in entry and wet areas.
- 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
- Lever door knobs on interior doors

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