



Standard Specifications

-Features and specifications are standard but may vary from home to home-

FOUNDATION

Monolithic reinforced concrete slab or block wall foundation, lot depending

SHEETROCK AND PAINT

Sheetrock is sanded smooth and painted with 2 coats of paint from builder's selection options. Ceilings are painted white. All front doors and shutters are from builder's selection options. Interior trim painted with semi-gloss white. Garage is finished with sheetrock and painted.

BOXING AND SIDING

Vinyl siding with white vinyl soffit.

PATIO, WALKS, AND DRIVEWAYS

Concrete driveway from garage to street. Concrete poured 4" deep. Back patio varies per plan. Sidewalk 3' wide from driveway to front porch.

DOORS AND WINDOWS

Windows are vinyl, single hung, double pane with screens on bottom sash. Metal garage door with high wind package, hardware package, and two auto openers.

LANDSCAPING

Professional landscaping package includes sod (where reasonable) for front yards. Seeded rear and side yards. Shrubs vary per yard and bed size. One 25 gallon tree and pine straw in beds are included. – Appropriate landscaping will be installed at builder discretion

CEILINGS

Smooth Ceilings throughout.

HARDWARE

Doorknobs and deadbolts on exterior doors, house numbers, toilet paper holders, towel bars, mirrors above vanities, doorstops, and wire closet shelving per plan. Brushed chrome door knobs and brushed chrome hinge package with standard knobs are included.

FLOOR COVERINGS

Carpet from builder selection options with pad in all bedrooms, halls, and stairs. Vinyl from builder selection options on first floor.

INSULATION

R30 in the ceiling, R13 in exterior walls.

HEATING AND COOLING

Heat pump

ROOF

Shingles are 30-year architectural.

INTERIOR TRIM

Base molding and windows and doors cased. Crown molding downstairs.

CABINETS

Cabinets may be selected from builder selection options. Kitchen tops vary per plan and include laminate from builder selection options. Bathrooms have marble tops. Kitchen knobs may be selected from builder selection options.

APPLIANCES

Appliances included are range, microwave, and dishwasher and all are stainless steel.

PLUMBING

Faucets are stainless steel. Kitchen sink is stainless. Elongated toilets, 50-gallon hot water heater. Double vanity second bath. Fiberglass tub/shower combination in 2nd bath. Master Bath has a separate fiberglass shower and tub. Washer connection, and 2 outside spigots.



ELECTRICAL

Builder provides bath fans, door chimes and smoke detectors. House wired to code and wired for outside floodlights (per plan), ceiling fans in master bedroom, and living room. Phone jacks in bedrooms, kitchen and living. Cable TV wired in all bedrooms and living room. Protected circuits in kitchen, bathrooms, 2 exterior outlets and garage outlets.

INCLUDED FEATURES

EXTERIOR

- 30-year architectural shingles
- Low maintenance vinyl siding
- Vinyl tilt windows with screens, single hung low-E glass with grill between the glass
- Double car concrete driveway
- All homes have a 2-car garage with two automatic garage door opener
- Landscaping package includes sodded front yard. Seeded side and rear yards
- Shutters on front elevation per plan
- 2 exterior hosebibs
- 2 exterior electrical outlets
- Walkway in front

INTERIOR

- Doorknobs and deadbolts on outside doors
- Double Vanities in Guest bath
- Vented closet shelving
- Ceiling fans in master bedroom and living room. All other bedrooms are prewired
- Brushed chrome hardware
- Finished and painted garage walls
- Smooth painted ceilings
- Vault or tray ceilings in master bedroom (per plan)
- 4 ½" basemolding
- Phone jacks in kitchen, bedrooms, and living
- Cable TV wired in bedrooms and living room.

KITCHEN

- Raised panel cabinets
- Stainless Steel smooth top, self cleaning range
- Stainless Steel Dishwasher
- Stainless Steel Microwave
- Designer plumbing fixture package
- Pantry (per plan)

FEATURES

BATHROOMS

- Elongated toilets
- Raised back-saver double vanity in master bathroom
- Designer brushed chrome plumbing fixtures

ENERGY SAVING FEATURES

- Heat pump
- 50-gallon hot water heater
- R30 insulation in ceilings, R13 in walls
- GFI receptacles to meet code
- Single hung insulated vinyl windows with screens

CUSTOMER SERVICE

- Walk through prior to closing
- 10 year structural warranty
- 1 year workmanship warranty