

Northridge

SPECIFICATIONS

**Features and specifications list are for homes under construction only. Certain features may have been modified in completed homes.*

FOUNDATION

Monolithic reinforced concrete slab, 4" thick

SHEETROCK AND PAINT

Sheetrock is ½" sanded smooth and painted with 2 coats of buyer's choice from builder's selections latex paint. Ceilings are painted white. All front doors and shutters are buyer's choice from builder's selections. Interior trim painted with latex 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. Minimum 120 square foot rear patio sized by builder and front porch sized according to plan. Sidewalk 3' wide from drive to front door.

DOORS AND WINDOWS

Windows are vinyl DP 45 or better wind rating, single hung, double pane with screens on bottom sash. Composite 6-panel front door. Door from house to garage 6-panel metal. Sliding door back door or full view glass door. Metal garage door with high wind package and auto opener. 42"x42" obscured glass fixed window over garden soaker tubs.

LANDSCAPING

Professional landscaping package includes sod (not to exceed 12 pallets) for front yards. Seeded rear and side yards. Shrubs include (15) 3-gallon plants. (1) small tree and pine needles in bedding areas. ****The builder will use his discretion regarding the final grade of the home site and the location of wooded and natural areas.**

HARDWARE

Doorknobs and deadbolts on outside doors, house numbers, doorstops, shower rods, toilet paper holders, towel bars, 42" mirrors above vanities, and 80' of wire closet shelving. Brushed chrome door knobs and brushed chrome hinge package.

FLOOR COVERINGS

Carpet from builder's selections with 6lb. pad in all bedrooms, living room, stairs, hallway and FROG. Laminate from builder's selections in Foyer, Kitchen and Dining Room. Vinyl floors from builder's selections in bath and laundry.

***** Builder reserves the right to make equivalent changes as needed to these specifications. *****

SPECIFICATIONS CONTINUED

INSULATION

R30 in the ceiling and R13 walls.

HEATING AND COOLING

Carrier 13 SEER heat pump.

ROOF

Shingles will be a 30-year black architectural shingle.

INTERIOR TRIM

4 ½" base molding, 6 panel masonite interior doors. Windows and doors cased with 2 ¼" casing.

CABINETS

Cabinets from builder's selections, includes 42" upper cabinets in kitchen. Laminate countertops from builder's selections and cultured white on white marble vanity tops. Raised back-saver vanity cabinets in all bathrooms. Kitchen knobs are from builder's selections.

APPLIANCES

Stainless Steel appliances:

Range: Freestanding, Ceramic-glass cooking surface with radiant element. Precision touch electronic controls, self-cleaning, Cook, Hold and Keep warm settings.
Microwave: OTR, 1.5 cu.ft., 950 watts, Auto cook.
Dishwasher: Tall tub, touch pad control, 4 wash cycles, tiered upper rack.
Disposal: 1/3 horsepower disposal.

PLUMBING

Stainless steel kitchen sink, Designer brushed chrome Moen Eva faucets and trim. Elongated toilets, 50-gallon hot water heater. Fiberglass tub/shower combination in 2nd bath, separate fiberglass shower and 5' garden tub. Double vanity (raised back-saver) in master bath. Washer connection, ice maker connection, and 2 seal cocks (outside spigots).

ELECTRICAL

Builder provides bath fans, door chimes and smoke detectors. House wired to code and wired for two outside floodlights, ceiling fans in the master bedroom, and living room and pre-wired for ceiling fans in other bedrooms and FROG. CAT 5 phone jacks in all bedrooms, kitchen, and FROG. Cable TV wired in all bedrooms, FROG, and living room. GFI protected circuits in kitchen, bathrooms, 2 exterior outlets and garage outlets.

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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
- 120 sq. ft. patio in rear, walkway in front
- Double car concrete driveway
- All homes have a 2-car garage with automatic garage door opener
- Landscaping package includes sodded front yard. Seeded side and rear yards
- Shutters on front elevation
- 2 exterior hosebibs
- 2 exterior electrical outlets
- 2 flood lights

INTERIOR

- Doorknobs and deadbolts on outside doors
- Vented closet shelving
- Ceiling fans in master bedroom and great room, and pre-wired in other bedrooms and FROG
- Laminate floors in foyer, Kitchen & Dining
- Vinyl floors bathrooms and laundry
- Stain resistant carpet with 6lb. pad in bedrooms, stairs, great room, and FROG
- Brushed chrome hardware
- Finished and painted garage
- Smooth painted ceilings
- Vault or tray ceilings in master bedroom (per plan)
- 4 ½" basemolding
- Phone jacks in kitchen, bedrooms & FROG
- Cable TV wired in bedrooms, FROG, and living room.
- Composite 6-panel front door
- Sliding door back door or full view glass
- 2 ¼" casing on doors and windows
- 6-panel interior doors
- Optional security system with one motion detector and one keypad

KITCHEN

- Raised panel oak or maple cabinets
- Stainless Steel smooth top, self cleaning range
- Stainless Steel Dishwasher
- Stainless Steel Microwave
- Designer plumbing fixture package
- Garbage disposal
- Recessed icemaker water line connection
- 42" kitchen cabinets
- Pantry (per plan)

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INCLUDED FEATURES CONTINUED

BATHROOMS

- Shower and separate soaker tub in master
- Elongated toilets
- Obscured glass fixed window over soaker tub in master
- Raised back-saver double vanity in masterbath
- Designer brushed chrome plumbing fixtures

ENERGY SAVING FEATURES

- 13 SEER heat pump
- 50-gallon hot water heater
- R30 insulation in ceilings and R13 in walls
- 200 amp electrical service
- GFI receptacles to meet code
- Single hung insulated vinyl windows with screens

CUSTOMER SERVICE

- Pre-closing walk-through
- 10 year structural warranty through Bonded Builders Warranty Program
- 1 year workmanship warranty

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