



## Standard Specifications

### Energy Features

- 92% Efficiency Furnace
- 13 SEER Efficiency A/C Unit
- Double Pane Single Hung Low E windows
- TYVEK Housewrap on all exterior walls with moisture Vapor
- Ceilings blanketed with R-40 blown insulation
- Exterior walls insulated with R-15 Kraft Faces Fiberglass Batts
- R10 Blanket Insulation
- Caulked bottom sill plates
- All exterior penetrations foam sealed to reduce air infiltration
- LED light bulbs in all living space fixtures
- HERS tested and rated for energy efficiency

### Exterior Features

- Maintenance free vinyl siding
- Masonry available per plan
- Aluminum soffit, fascia, and seamless gutters
- Raised panel, steel pre-finished garage door
- Insulated steel front door with glass panel
- GFI Protected exterior electrical outlets
- Frost-free hose bib
- 25 year Architectural grade shingles
- Ice and water shield on all valleys and eaves
- Driveway and sidewalk per community
- Landscape package per community
- Insulated garage door
- Fully insulated and finished garage

### Interior Features

- 8' and 9' first floor ceilings
- Colonist interior doors with smooth finish
- Direct wired smoke detectors with battery back up on all floors and bedrooms
- High performance Shaw brand carpet with 6lb. pad
- Hard surface floor including underlayment over floor sheathing
- Walk in closets, per plan
- Drywall installed with construction adhesive and screws
- California Corners-2 stud corner for maximum insulation

- Sherwin Williams Interior Latex Paint
- Vinyl coated wire shelving
- White electrical devices and plates
- Insulated steel door to garage

### Kitchen Features

- Hard surface flooring throughout kitchen and breakfast areas per plan
- Delta kitchen faucet
- Granite countertops
- Double bowl stainless steel sink
- Garbage disposal
- Stainless steel microwave, dishwasher, and stove

### Bathroom Features

- Cultured marble vanities
- Fiberglass tubs and showers
- Delta fixtures
- GFI Outlet protection
- Pedestal lavatory in Powder Room

### Mechanical Features

- HVAC returns located in each bedroom and on 1<sup>st</sup> floor for higher efficiency
- Air ducts sealed and pressure tested to assure air tightness
- PEX Water Supply System
- 40 Gallon gas fired Water Heater
- Electronically Programmable Thermostat
- 200 amp electrical service
- 2 CAT-5 telephone jacks, 2 cable jacks
- Garage door opener with 2 remotes and keypad

### Material Features

- Poured concrete foundation walls
- Interior and exterior drain tile
- First floor deck framing with nominal 2 x 10 lumber
- Pre-Fabricated 2x4 Structural roof trusses
- 7/16" OSB roof sheathing installed with Hurricane Clips
- 3/4" tongue and groove OSB floor sheathing
- 2x4-16"OC exterior wall framing with double top plate
- 2x4 16"OC interior load bearing walls

### Warranty

- 10 structural warranty
- 1 year warranty on all material and workmanship
- Mechanical system warranties by Brand Manufacturers