

Standard Features

Exterior

- Semi-gloss exterior paint with three color design featuring high-quality PPG paint
- Class “A” fire-rated architectural shingles with Manufacturers 30-Year Limited Warranty
- High wind nailing pattern on all shingles (6 nails per shingles vs. 4 staples from other manufacturers)
- (3) exterior GFI protected patio outlets (locations vary)
- 16” front overhang
- Sidewall eaves per plan (construction modifications can affect standard eave design)
- Craftsman-style shutters (per plan)
- Six-panel 36” fiberglass insulated entry door with deadbolt security lock
- Six-panel 32” fiberglass insulated rear entry door with deadbolt security lock
- (1) Hose bibb
- All exterior doors with deadbolts feature a metal plate on door jam for added security
- Fiber-cement exterior siding materials with Manufacturers 25-Year Limited Warranty
- 8” hardboard fascia & 4” hardboard corner & window trim

Kitchen

- Whirlpool® stainless steel finished kitchen appliances
- 30” gas freestanding self-cleaning range
- 25 cubic foot side-by-side refrigerator
- Over the range microwave hood
- 1/2 HP garbage disposal
- Dual-handle faucet with Manufacturers Limited Lifetime Warranty on finish & parts
- Adjustable shelves in overhead cabinets finished with white lined cabinet interiors
- 8” deep stainless steel self-rimming sink
- Crown molding on all overhead cabinets
- Toe-kick heat register in base cabinets (per plan)
- Corian® finish countertops with 4” backsplash, 2” front drop edge
- Icemaker Prep

Construction

- California CARB II compliant home
- Includes Seven-Year Warranty
- 20 lb. roof load
- Insulation - ENERGY STAR® Certified
- Floor R-22
- Walls R-19
- Flat Ceilings R-33 / Vaulted Ceilings R-30
- All structural lumber used is kiln-dried for higher quality
- 2” x 6” transverse floor joists – 16” on center
- 2” x 6” exterior wall studding – 16” on center
- White vinyl framed, dual glazed windows with low-e coating for energy savings – windows are ENERGY STAR® rated & approved
- PEX water lines
- Water shut-off valves at all sinks & toilets
- 5/8” fire rated drywall ceilings
- ½” drywall on all interior walls
- ¾” OSB floor decking
- 96” sidewall height – per plan
- 100 amp electrical service
- 50 Amp circuit for A/C
- 30-gallon gas water heater
- High efficiency gas furnace with digital thermostat
- Steel outriggers on all exterior walls for support

Lighting

- Switched wall outlet for lamp lighting in living room and all bedrooms (wall outlet designated by being installed upside down for easy identification)
- LED can lights in kitchen (2), hall, utility, bedrooms, tub/shower areas & walk-in wardrobes

Floor Coverings

- Group 1 Mohawk® carpet in living areas
- 1/2” rebond carpet pad
- DiamondFlor™ vinyl flooring in kitchen, baths, utility, nook & dining areas (per plan)
- Vinyl entry floor

Interior

- 8’ Flat interior ceilings throughout
- ½” drywall on walls with square corners
- Orange peel-style textured finish on walls & ceilings
- White walls & ceilings standard - PPG “Linen Ruffle”
- Two-panel passage & wardrobe doors throughout
- Dramatic sculptured passage door moldings
- 3 1/2” sculptured floor moldings throughout (optional 5 ¼” also available!)
- (3) mortised hinges on passage doors
- Lever-style passage door locksets – satin nickel finish
- Hand-finished wood cabinets throughout with solid end panel construction
- Soft-close hidden hinges with shaker style cabinet doors
- Side-mounted metal drawer guides
- Rocker-style light switches with matching style wall outlets
- All copper wiring throughout
- Metal water shutoff valves at all fixtures
- 2” white faux wood blinds with matching wood valance
- Plumb/wire for washer & gas dryer
- USB receptacle in kitchen area for easy recharging of electronic devices
- White wood window casings throughout (except bath areas)
- Electric Door Chimes

ENERGY STAR® Certified Specifications

- All vinyl windows & doors sealed on interior and exterior
- High efficiency 95% UE gas furnace
- R-30/R-33 insulation value in ceilings, R-22 in floors, R-19 in walls
- Digital thermostat
- Marriage line perimeter gasket seal
- Caulking seal at plumbing & electrical penetrations – walls and floors
- Bottom board penetrations sealed
- Certification and checklist including Energy Star label on the interior of the home

Primary Bath

- Designer-selected Satin Nickel lighting above sinks
- 60" one-piece fiberglass shower
- Corian® counters with 4" backsplash
- Beveled-edge mirrored medicine cabinet
- China self-rimming sinks
- Towel bar & paper holder – satin nickel finish
- Elongated low-flow water-saving toilets
- Dual-handle faucet with Manufacturers Limited Lifetime Warranty on finish & parts
- Shower faucet featuring pressure balance valves to help prevent temperature variations, reducing the chance of scalding
- Ceiling vented exhaust fan
- DiamondFlor vinyl floor covering
- Framed lavy mirror to match cabinets

Bath Two

- Designer-selected Satin Nickel lighting above sinks
- 60" one-piece fiberglass tub/shower
- DiamondFlor™ vinyl flooring covering
- China self-rimming sinks
- Corian® counters with 4" backsplash
- Elongated low-flow water-saving toilets
- Towel bar & paper holder – satin nickel finish
- Ceiling vented exhaust fan
- Dual-handle faucet with Manufacturers Limited Lifetime Warranty on finish & parts
- Tub/shower faucet featuring pressure balance valves to help prevent temperature variations, reducing the chance of scalding
- Framed lavy mirror to match cabinets