



# Standard Building Features for Paradise View Dr

## **Construction Build:**

- Studs, rafters, and joist 16" on center
- Slab, framing, and home inspected by third party
- OSB wall exterior wall sheathing and roof decking
- James Hardi lap siding
- All door hardware to be brushed nickel
- Carpet in bedrooms
- Wood tile or premium vinyl in remaining of home
- Utility room with washer and dry connections as per plan
- Arched walk ways and two panel arch doors
- Data and cable ran to all bedrooms, office and study
- Fiberglass front with decorative glass
- Fiberglass rear door with blinds between the glass
- Manufacture 30yr limited lifetime warranty shingles
- Lights on front and back porch with ceiling on back porch
- Sherwin Williams paint
- Ceiling and walls textured
- Smoke and Carbon Monoxide detectors
- Tank less Rheine water heater
- 20amp circuits for plugs and 15 amp circuits for lights
- Oversize double car drive way
- Data access panel box for all data and cable connections
- Well in back and septic field in front with aerobic drip underground
- Underground propane tank

**Energy Efficiency:**

- Tech shield roof decking
- Trane 14 SEER energy efficient HVAC with gas heating
- Soffit vents and ridge vents
- Entire home envelope spray foamed up threw rafters
- All wall stud penetrations will be sealed with spray foam to include windows and doors
- Fiber glass front and rear doors
- Vinyl windows double pained low-e with argon
- LED lighting for all light fixtures
- Recessed LED lighting built in energy efficient housing
- Individual return air for each bedroom

**Bathroom Build:**

- Walk in shower for Master bath
- Moen brushed nickel faucets and shower trim
- Jetted tub in Master Bath with 12' tile surround
- Master bath shower with tile and stone accents
- Granite counter tops in all baths
- Double sinks in master bath
- Elongated toilets in all baths
- Custom painted cabinets in all baths
- Exhaust fans in all baths. Master shower will have fan light combo
- Under mount sink
- Tub and shower in one for guest baths

**Kitchen Build:**

- Custom painted cabinets
- Granite counter tops
- Tile or stone backsplash
- Under mount stainless steel sink with garbage disposal
- Stainless steel appliances
- Refrigerator included
- Ice maker for fridge
- Walk in pantry
- 36 inch upper cabinets and trim
- Moen/Delta Brushed nickel faucet with pull down vegetable sprayer
- Gas cooking surface

**Garage Build:**

- Two car garage
- Steel raised panel garage door
- LED lighting in garage
- Sheetrock, painted white, and finished
- Garage door opener

**Landscaping:**

- Flower bed prepared in front of home with mulch (color of mulch will vary with availability)
- Grass SOD from front curb to back property line

**Upgrade Options:**

- Stand by generator
- Gutters
- Oil rubbed bronze trim and plumbing features
- Spray foamed insulation
- Hardwood flooring
- Quartz counter tops
- Other varieties of granite
- Real hardwood exterior doors
- Pool
- Brick/stone mail box
- Window coverings
- Sprinkler System
- Mosquito System
- Privacy Fence
- And more!!!!

**All upgrades will be based on the building stage of the home build. Customer will also be able to pick out finish features based on stage of home build.**

Note: all building features are subject to change without notice, and will vary from neighborhood and home. October 31, 2017