



FEATURES SHEET

BASE PLAN FEATURES

FOUNDATION

- All Foundations are engineered, designed, stamped, and inspected by a certified Structural Engineer.
- Post-Tension system typical as designed by Structural Engineer
- Concrete is 3000 psi or higher based on Engineering
- Damp proofing with 6 mil poly typical
- 4" slab thickness typical
- Engineer inspections and warranty provided by Bonded Builder Warranty

FRAMING

- Studs and vertical framing to be stud grade fir or better placed on 16" centers
- Design by Structural Engineer
- Headers and beams #2 SYP or engineered beams as designed by Structural Engineer
- First floor plate height 9'
- All first-floor plate material borate treated

CORNICE

- Sheathing is 7/16" OSB with Home Guard House Wrap
- Siding is 7/16" x 8" Colonial Hardi brand siding
- Fascia and freeze material are Hardi products
- All soffits are Hardi product
- All wrapped beams are 3/4" textured Hardi or 3/4" cedar
- Porch ceilings are wood-like products

ROOF DECKING

- 7/16 OSB Tec shield

ROOFING AND VENTILATION

- 30 year laminated dimensional shingles
- 15 lb Felt
- SBS Underlayment in valleys where needed
- 1.5 x 1.5 Galvanized drip edge
- Ridge vents where needed
- Hardi vented soffit material

WINDOWS

- Vinyl windows with insulated LOW E 3-336 glass
- All windows are sealed with flange tape to prevent air filtration
- Primary bath window tempered glass
- White window frames



INSULATION

- R-Value 13 Batts
- Ceilings R-Value 30 Blown insulation
- Poly seal exterior doors, windows, and all exterior plates

PLUMBING

- 80 Gallon electric water heater
- Wirsbo high efficient plumbing tube system
- Upgraded matt black fixtures
- 4" spread in primary bath vanities
- 4" spread in secondary bathrooms
- All toilets to be elongated
- All secondary tubs to be Porcelain covered steel tubs
- Kitchen sinks stainless under mount
- Free-standing tub in primary bath

HATING VENTILATION AND AIR CONDITIONING

- 14.5 SEER rated high-efficiency unit
- Programmable Thermostat
- Cooking exhaust fan vented outside
- All insulated R-8 duck work
- Exhaust fans at all commodes vent to the outside

Electrical

- Wired per the National Electric Code, Local Ordinances, and professional wiring Practices
- Smoke detectors hard-wired with battery backup
- All switches to be Décor Style
- Ceiling fans in all bedrooms, family room, and rear patio
- All energy-saving LED lights in the home (**Except the Attic**)

SHEETROCK AND FINISHES

- ½" drywall standard
- 5/8" Fire code drywall on all walls of the garage adjacent to living area including garage ceiling
- Rounded corners standard
- Texture is sprayed splatter on the walls and ceiling in house only
- Standard flat paint selection used on walls and ceiling
- Ceiling painted in different color as an upgrade
- Attached garages are painted only

APPLIANCES

- Stainless Convection microwave
- Stainless 30"
- Stainless dishwasher with stainless interior tub



DOORS

- 2-panel smooth hollow core doors typical
- Attached garage doors are 68" fire-rated SC
- Front door 3068 Prefinished Mahogany door
- Secondary exterior doors to be 2868 fiberglass Low E with built-in blinds.

INTERIOR TRIM

- Base molding first floor paint grade 4 ½"
- Door casing first floor 3 ½"
- 1x12 paint grade shelving and stained rods standard in all closets
- Utility room shelving

EXTERIOR

- Hardi Siding
- Stone Accents on 2 gables
- Concrete Covered Patio
- 12ft wide driveway
- Grade front, both sides, and 25ft of backyard

FIREPLACE AND MANTLE

- Wood-burning Fireplace
- Custom painted mantel

CABINETS

- Kitchen is 36/42" custom cabinets
- All other bathroom vanities are custom cabinets
- Kitchen and primary bath 3cm quartz
- Secondary baths are 3cm quartz

FLOORING AND BACKSPLASH

- Level 2 tile laid straight in the foyer, kitchen, breakfast, utility, primary bath, secondary baths including tub areas
- All showers are finished at approx. 84" above the finished floor
- Custom tile backsplash in the kitchen
- Level 2 tile laid straight at primary shower.
- Secondary tub surround level 1 tile

CEILING FANS

- Ceiling fans in all bedrooms, family room and back porch
- Light kit only in bedrooms

HARDWARE

- All hardware is upgraded matt black
- Front door punch code lock
- Privacy door knobs are standard on all bedroom and bath doors



- Passage door knobs standard on all closet, linens, pantry, and utility room doors
- Key lock and deadbolts standard on secondary exterior doors
- Door hardware, plumbing fixtures, and lighting fixtures to match

LIGHT FIXTURES

- Standard light fixtures come with LED bulbs
- Ungraded light fixtures in entry and breakfast room