

Wiseman
— HOMES —

Standard Features & Specifications



Superior Features //

- Wi-Fi keyless entry at front door with video door bell
- Wi-Fi garage door opener with transmitters
- Wall-mounted IQ control panel
- Prewired for security
- Stainless steel kitchen appliance package includes French door refrigerator and bottom freezer
- 9' ceilings on first and second floors
- 16-SEER, 95% efficient HVAC system with smart thermostat
- Open cell spray foam insulation in exterior walls and attic rafters
- 6.5 GPM tankless gas water heater (installed in attic)
- 7" X 48" luxury wood-look wide-plank vinyl flooring throughout (less wet areas) *100% water, dent, and scratch resistant*
- Engineered 2 CM quartz countertops with straight edge throughout
- Apron front kitchen sink and pull-down faucet
- Linear fireplace (plan specific)

Structural & Exterior Features //

- Designed by a licensed professional structural engineer
- Post tension or crawlspace block and beam foundation design (based on site location)
- 3000 psi concrete used for garage slab, driveway, and sidewalk
- Wood frame exterior wall system with 16" OC studs (site built), 7/16" OSB plywood, 1" insulated sheathing for continuous thermal break, and plastic wrap to sustain R-value and prevent water infiltration
- Engineered and pre-built trusses at second floor
- Cement-fiber siding, pressure-treated lumber used for columns, crawl space skirting, perimeter fence, side entry gates, and porch decking and guard rails
- Paint-grade fiberglass exterior doors and dual pane single-hung low-e vinyl windows
- All plate penetrations are to be sealed with caulk or foam sealer
- All windows and exterior door jambs to be sealed with spray foam
- White 5" K-style gutters with 2" x 3" downspouts
- Roof material to be 30-year composition shingles
- Non-insulated overhead steel garage door with raised short panels in white. Comes with two remotes.
- 7' perimeter fence with pressure-treated wood (plan specific)
- Iron pedestrian gate installed at front entry (plan specific)
- Sod installed in front and back yard areas (plan specific) with limestone gravel on pedestrian pathways
- House/address numbers and mountable mailbox

Drywall and Paint & Stain //

- 1/2" drywall on all walls and first floor ceilings with 5/8" on all truss ceilings
- Drywall return at windows with wood sills at operable window locations
- Light texture finish on walls throughout
- Sherwin Williams paint:
 - Flat finish on walls and ceiling (one color for all walls throughout)
 - Satin finish on trim, baseboard, and doors (one color for all throughout)
 - Up to two colors for exterior
 - Up to two colors for interior
- Oak species stair treads and handrails at interior stairway to be stained to match the selected wood-look vinyl plank flooring
- Shoe mold to be stained to match the selected wood-look vinyl plank flooring

Interior Trim & Hardware //

- 6" paint-grade baseboard trim with shoe mold stained to match vinyl wood-like wide-plank flooring
- 4" paint-grade door trim
- Raised two-panel hollow core doors throughout with smooth finish (painted to match baseboard trim) with composite pre-finished barn door at laundry (plan specific), and fire rated door at garage/house entry
- Door knobs throughout in black, brushed nickel, or chrome finish. Exterior locks keyed alike with deadbolt on front, back, and balcony doors (plan specific). Door stops included.
- Closet shelving and wood clothing poles in all bedroom closets and all hall closets. Pantry and garage storage closets with shelving only.
- Stain-grade oak species stair treads for two-story floor plans with stain-grade round oak hand rails
- 7" X 48" luxury wood-look wide-plank vinyl flooring throughout (less wet areas) *100% water, dent, and scratch resistant*
- Prefabricated shaker-style cabinets in classic white or ash gray throughout with soft-close drawers and doors. Cabinet pulls to be a modern style in black, brushed nickel, or chrome finish.
- 1 tissue paper holder, 1 towel bar, and 1 towel ring per bathroom. Towel hooks will replace towel bar if limited space is available. Finish to match plumbing fixtures.
- Semi-frameless glass shower enclosure with hardware to match in primary bathroom
- Standard frameless mirrors with a beveled edge in all bathrooms

Appliances //

- Stainless steel kitchen appliances to include:
 - 30" gas range with microwave/vent hood above range
 - 24" dishwasher
 - 33" French door refrigerator with bottom freezer—no external ice and water capabilities
 - 1/2 horse power garbage disposal
- Laundry appliances—washer and dryer— not included

HVAC, Electrical & Plumbing //

HVAC

- 16-SEER, 95% efficient HVAC system with smart thermostat
- Duct work is engineered and sized according to plan. Dampers are placed at trunk lines and supply lines.
- All bathrooms feature exhaust fans hard ducted to exterior
- Exterior venting of dryer
- Gas piping to furnace and hot water heater

Electrical

- 200 AMP service panel located in garage, 40 circuit breaker capacity with all receptacles and switch locations per code
- 120V outlets at the range, microwave, and dryer
- Switches to be white elongated paddles with flush mount wall plates. GFCI outlets in series.
- Door chime with one button at front door
- LED recessed can lighting throughout (plan specific)
- LED under cabinet lighting in kitchen
- Exterior lighting (plan specific) in black, bronze, or brushed nickel finish
- Dining pendant, island pendants, and bathroom vanity fixtures (plan specific)
- Ceiling fans in primary bedroom and living room. Secondary bedrooms per plan.
- Kitchen garbage disposal with 1/2 horsepower
- Smoke and carbon monoxide detectors throughout
- Prewired for CAT6 and coax cable

Plumbing

- Public water and sewer supply
- PEX supply lines or equivalent 1/2" minimum supply to fixtures
- Shut-off valve at all sinks and toilets
- Single-hole and handle sink faucets in black, brushed nickel, or chrome finish in bathrooms
- Standard size steel tub in secondary bathroom and full shower in primary bathroom
- Semi-frameless glass shower enclosure with hardware to match in primary bathroom
- White under mount vanity sinks in primary and secondary bathrooms
- Pedestal sink in half bath in white finish
- Single-handle pull-down faucet in black, brushed nickel, or chrome finish in kitchen
- 1.6 gallon toilets throughout in white finish
- Rinnai 6.5 GPM tankless gas water heater or equivalent (installed in attic)
- 2 exterior hose bibs