

Standard Features

Exterior Specifications

Concrete Foundation

- 12" x 6" Footing (Single Story)
- 16" x 8" Footing (Two Story)
- Steel Reinforced 22"-24" Foundation Wall
- 4" Garage Floor Slab

Framing

- 92-5/8" Studs - True 8' Ceilings
- 2" x 6" Exterior Walls @ 16" On Center
- Including Garage Walls
- 2" x 4" Interior Stud Walls @ 16" On Center
- 7/16" Structural Exterior Grade Panel Sheathing With Butyl Flashing
- Weyerhaeuser Edge Gold (3/4") Sub-Floor
- LP Solid Start Engineered Wood I-Joists
- LP Solid Start Engineered Wood Rim Board

Roof System

- Engineered Raised Heel Trusses Spaced 24" O.C.
- 6/12 Roof Pitch (roof pitch may not be available on select plans)
- Limited Lifetime Laminated Architectural Roof Shingles
- 2" x 4" Outriggers On Gable Ends
- 7/16" OSB Roof Sheathing
- Ridge Vent System
- Fascia Board Installed At Eaves

Plumbing

- 2 Frost-Free Hose Bibs

Windows

- Jeld - Wen Energy Saver Windows • White Vinyl
- Low-E Film And Argon Gas Filled
- Bay Windows Included On Most Floor Plans
- Fresh Air Ventilator In All Bedrooms

Exterior Siding

- 50yr LP SmartSide Full Lap Siding
- LP SmartSide Cedar Simulated Shake On All Front Gables
- LP Lap On All Side And Rear Gables
- Enclosed Vented Soffits
- Fascia Board At Eaves
- Tyvek Drain Wrap And Butyl Flashing

Exterior Trim

- 1 1/4" x 4" Window, Door And Corner Trim
- 1 1/4" Barge Rafter
- Seamless Aluminum Rain Gutters With Downspouts In Select Colors
- LP Engineered Trim (non white wood)

Exterior Doors

- Fiberglass Insulated 4 Panel Entry Door
With Window Options
- Raised Panel Non-Insulated Metal Garage Door(s) With
Windows In Select Colors

Interior Specifications

Heating

- Single Head Ductless Heat Pump With Zone Heating

Plumbing

- 6" Deep Stainless Kitchen Sink With 3 Moen Faucets to choose from
- Fiberglass Tub/Shower Combos And Showers
- White China Bathroom Sinks
- 50 Gallon Heat Pump Water Heater (Unless No Garage)
- 60 Gallon Electric Water Tank On Homes Without A Garage
- Pvcp Or Equal Water Lines • Low Flow Fixtures • ADA Toilet In One Bathroom
- Inside Main Water Shut Off • Ice Maker Rough-In

Electrical

- 200-Amp Service • 2 Cable TV Outlets, 2 Telephone Outlets And 3 Garage Outlets
- Decorator Light Fixture Package Options • Rocker Switches Throughout
- 6 LED Low Profile White Flush Mount Lights In Kitchen • Digital Code Front Door Lock
- GFI's In Kitchen, Baths, Garage And 2 Exterior Outlets • Microwave Hood Circuit/Outlet
- Electric Garage Door Opener On All Garage Doors
- Single USB Outlet In Kitchen And Each Bedroom
- Solar Ready (ask your sales professional for more information)

Ventilation

- Range, Utility And Bathroom Fans Vented To Exterior
- Attic Venting Bird Blocks Installed Between Every Truss Bay
- Gable Vents And Ridge Vents • Motion Exhaust Fan In The Garage
- Tyvek Air Barrier On Garage Warm Walls

Woodwork

- 3 1/4" White Primed Base
- White Primed 2/4/6 Panel Interior Doors
- 2 1/4" White Primed Case
- White Primed Window Sills
- ADA Ready

Insulation

- R-49 Ceiling
- Blow - In Blanket (BIBS) Insulation In Exterior Walls
- R-38 Floor
- R-21 Exterior Garage Wall Insulation (Ceiling Excluded)
- Air Tight Drywall Application
- Caulk And Seal Around Doors, Windows And Exterior Wall Penetrations
- Insulated Headers At Exterior Door And Windows (where possible)

Drywall

- 1/2" Drywall With Orange Peel Finish
- PVA Primer At Exterior Walls For Vapor Barrier
- Garage Firewalls Hung And Fire-Taped To Code

Cabinets

- Aristokraft Cabinets, 2 Styles Available In Multiple Colors
(Many Additional Options Available)
- Soft Close Drawers And Doors

Floor Coverings & Countertops

- EVP (Engineered Vinyl Planking) In Entry And Wet Areas
- Carpet In Living Rooms, Family Room, Dining Room, Bedrooms And Halls
- Formica Laminate on Kitchen And Bathroom Counters With Tile Backsplash

Finishing Hardware

- Interior Lever Style Handles • Schlage Door Hardware • Mirrors per Plan
- Towel Bars, Toilet Paper Holder • White Wire Shelving Per Plan