

Exterior Features

Full Stucco

- Boxed columns at front elevation
- Stucco trim style : Modern, Classic and Craftsman
- Trim band at top and base of columns
- Trim around front windows and garage doors

Garage doors

- Carriage or smooth style doors
- Vinyl backed, insulated & painted
- Openers installed with one key pad

Roof

- 30-year architectural shingles

Soffits

- 18" Enclosed, vented & painted

Windows

- Vinyl, low E argon filled
- White, clay, or tan color
- Bathroom windows and entry sidelites- granite, etched, or clear glass

Exterior doors

- Entry – Several options available
- All other exterior doors – 2 panel fiberglass (if applicable)

Landscaping

- Front yard only
- Underground sprinklers and sod
- Curbing around flower beds
- Drip system in flower beds
- Basalt rock in flower beds
- 2 trees & 10 shrubs

Concrete

- All concrete broom finished

Insulation

- Per current energy code standards
- R 11 - all bathrooms and laundry rooms walls
- Advanced air insulation for better efficiency
- Garage- not insulated

Interior Features

Ceilings

- 10ft ceilings throughout

Drywall

- Rounded or square sheetrock corners & edges
- Walls - orange peel texture
- Ceiling – orange peel
- Garage fire taped only

Interior Paint

- Walls and ceilings - one color
- Trim - shade of white
- Garage walls and ceiling- not painted

Exterior Paint

- Exterior trim, soffits and fascia- one color
- Exterior body and garage doors- one color
- Entry door color- one color

Millwork

- 3 ¼" baseboard
- 2 ¼" casing
- Wood wrapped windows in main areas
- Crown molding in main area
- Mud room bench
- Paint grade closets with metal rods

Cabinets

- Dove tail, soft close doors & drawers
- Recessed door styles
- 36" uppers
- Crown on upper cabinets

Lighting

- Satin Nickel and Chrome packages

Electrical

- 12 to 15 Recessed lights – per plan
- Rocker switches
- 1TV/Net drop in Family Rm with Flexible conduit
- 1TV/PH/Net in office

HVAC

- Gas fireplace insert with blower
- High Efficiency Gas Furnace, Electric AC or Heat Pump
- Gas drop at patio for BBQ

Plumbing

- Delta Leland Stainless or Chrome Kitchen Faucet
- Delta Lahara bathroom fixtures in Stainless or Chrome finish
- Elongated toilets
- Undermount kitchen sink—8 options
- Oval drop in sinks in bathrooms
- Drop-in soaker tub in master bathroom
- Tankless or hybrid water heater
- 2 hose bibs

Shower Doors

- Framed shower door with Stainless or Chrome trim option

Flooring

- Laminate flooring in kitchen, dining, family, entry and hallways
- Tile floors in bathrooms and laundry
- Granite countertops in kitchen
- Laminate Countertops in bathrooms
- Full height kitchen backsplash
- 6" backsplash in master bath
- 6" backsplash in bathrooms
- Tiled tub deck in master
- 8lb carpet pad

Appliances

- Whirlpool Stainless Steel
- Gas range
- Microwave vent hood
- Dishwasher

Hardware

- Nickel, or chrome door hardware finish options
- Nickel or chrome bath hardware

Warranty

- 2-10HBW

