

**Standard
features**



Interior

- 9'-11' ceilings depending on floor plan.
- Mohawk luxury vinyl plank flooring throughout.
- Hand-finished built-in wood cabinets throughout.
- Soft-close hidden hinges on cabinet doors.
- USB receptacle in kitchen area for easy recharging of electronic devices.
- Pot & pan drawers.
- Trash drawer.
- ½" drywall on walls with square corners.
- Orange peel-style textured finish on walls & ceilings.
- White walls standard.
- Flat passage & wardrobe doors throughout.
- Dramatic sculptured passage door moldings.
- 3 ½" sculptured floor moldings throughout. (Optional 5 ¼" also available)
- (3) mortised hinges on passage doors.
- Lever-style passage door lockset – satin nickel finish.
- Side-mounted metal drawer guides.
- Rocker-style light switches with matching style wall outlets.
- All copper wiring throughout.
- Metal water shut-off valves at all fixtures.
- 2" white faux wood blinds with matching wood valance on all windows.
- Plumb/wire for washer & gas dryer.
- White wood window casings throughout (except bath areas).

Kitchen

- Stainless kitchen appliances.
- 30" gas or electric built-in cooktop.
- 18-25 cubic foot double door refrigerator (by model).
- Garbage disposal.
- Dishwasher.
- 30" built-in gas or electric oven.
- Stainless undermount sink.
- Corian® finish countertops.
- Full-height Corian backsplash.
- ROC pull-down faucet.
- Adjustable shelves in overhead cabinets finished with white-lined cabinet interiors.
- Crown molding on all overhead cabinets.
- Toe-kick heat register in base cabinets (per plan).

Primary Bath

- Single lever faucets.
- Designer-selected light fixture above sinks.
- Fiberglass shower pan or tub with tiled walls.
- Corian® counters with 4" backsplash.
- Beveled-edge mirrored medicine cabinet.
- Square undermounted sink.
- Satin nickel lighting fixtures.
- Satin nickel finish towel bar and paper holder.
- Elongated low-flow water-saving toilets.
- Ceiling vented exhaust fan.

Secondary Bath

- Single lever faucets.
- Tiled shower walls.
- Designer-selected light fixture above sink.
- Fiberglass shower pan or tub with tiled walls.
- Corian® counters with 4" backsplash.
- Square undermounted sink.
- Elongated low-flow water-saving toilets.
- Satin nickel finished fixtures.
- Satin nickel finish towel bar and paper holder.
- Ceiling vented exhaust fan.
- Rainforest showerhead.

Exterior

- Class "A" fire-rated architectural shingles with manufacturer's 30-Year Limited Warranty.
- High wind nailing pattern on all shingles (6 nails per shingle vs. 4 staples from other manufacturers).
- (2) exterior GFI protected patio outlets (locations vary per plan).
- Hose bibb.
- Semi-gloss exterior paint with three-color design featuring high-quality PPG paint.
- 16" front and back overhang.
- 8" sidewall eaves per plan (construction modifications can affect standard eave design).
- Craftsman-style shutters (per plan).
- Six-panel 36" fiberglass insulated entry door with deadbolt security lock.
- Six-panel 32" fiberglass insulated rear entry door with deadbolt security lock.
- All exterior doors with deadbolts feature a metal plate on the door jam for added security.
- Name brand fiber-cement vertical exterior siding materials with manufacturer's 25-Year Limited Warranty.

Lighting

- **Designer-selected lighting in designated areas.**
- LED can recessed lights: 4 in living room, 4 in kitchen, 2 in each bedroom, 1 in each hallway, 1 in each utility closet, 1 in each wardrobe.
- Lighting dimmers on all LED lights.
- Ceiling fan w/light kit.

Construction & Specifications

- **WUI compliant structural package for homes located in California.**
- **Solar-ready roof.**
- **Tankless water heater.**
- **Fire sprinkler system.**
- **White vinyl framed, dual-glazed windows with low-e coating for energy savings – windows are Energy Star® rated and approved.**
- **Up to R-33 insulation value in ceilings and R-22 in floors.**
- **2” x 6” exterior wall studding.**
- **High-efficiency 95% UE gas furnace.**
- **Marriage line perimeter gasket seal.**
- **Prep raceways for wall-mount flat-screen television.**
- **Door chime.**

- California CARB II compliant home.
- 20 lb. roof load hours saving energy.
- All structural lumber used is kiln-dried for higher quality.
- 2” x 6” transverse floor joists – 16” on center.
- PEX water lines.
- Water shut-off valves at all sinks and toilets.
- 5/8” fire-rated drywall ceilings.
- ¾” OSB floor decking.
- 200 amp electrical service.
- 30-gallon gas water heater (per plan).
- Gas down-flow furnace with programmable thermostat.
- Caulking seal at plumbing and electrical penetrations – walls and floors.
- Certification includes Energy Star label on the interior of the home.
- Energy-saving tankless gas or electric water heater.
- WUI compliant structural package for homes located in California.
- Moen® tub/shower faucet featuring pressure balance valves to help prevent temperature variations, reducing the chance of scalding.

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THE
HŌME
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**Thank
You**

