

STANDARD EXTERIOR FEATURES

Concrete Foundation

- 6" x 12" Footing on Single Story, or 8" x 16" Footing on 2-Story Homes
- 22-24" Steel Reinforced Foundation Wall
- 4" Garage Floor Slab
- Sill Seal Foam Gaskets
- 30" Crawl Space with Rim Joist

Siding

- Whole-house Hardie Cemplank Cement Lap Siding (Resistant to Termite Damage, Non-Combustible, Moisture-Resistant, and Durable) – 25 Year Limited Warranty
- Hardie Simulated Cedar Shake on Front Gables
- Closed Soffits on Eaves and Porch Covers (Eaves Will Be Hardie Vented Soffit, Porch Will Be LP SmartPanel)
- House Wrap and Flashing

Windows

- Exterior Window Sills – Main Floor and Front of House Only
- Energy Efficient, Double-Paneled, Argon Gas Filled, 0.28 U-value Windows in White – *Or U-value 0.30 Outside of Washington*

Framing

- 92-5/8" Studs for True 8' Ceilings
- 2" x 6" Upgraded Douglas Fir Exterior Stud Walls at 16" on Center – Including Garage Walls
- 7/16" OSB Structure Exterior Grade Panel Sheathing
- 2" x 4" Upgraded Douglas Fir Interior Stud Walls at 16" on Center
- P23/32" OSB (Orientated Strand Board) Tongue & Groove Edge Gold Floor Decking – 200 Day No-sand Warranty
- Engineered Wood I-Joists at 19.2" on Center
- Raised Heel Energy Trusses

Roofing

- Engineered Roof Trusses 24" on Center with 5/12 Pitch on Most Plans – *Other Roof Pitches Available*
- Architectural Roof Shingles with Ridge Vent – *Lifetime Ltd Warranty*
- Gable ends overhang 12", Tail Ends Overhang 16"
- 2" x 4" Outlookers at Gable Ends for Strength

Rain Gutters

- White 5" Seamless Aluminum Gutters with Downspouts – *Gutters are Offered as an Option In Eastern Washington, Idaho, and Eastern Oregon*

Plumbing

- 2 Frost-free Hose Bibs Included on 2-Story or Homes Over 1,500 sq. ft.
- 1 Frost-free Hose Bib Included on Single Story or Homes Under 1,500 sq. ft.

Exterior Trim

- 1-1/4" x 4" Window, Door, and Corner Trim
- 1-1/4" Barge Rafter

Doors

- Codel 3-Panel, Smooth Fiberglass, Insulated Entry Door with Glass and Craftsman Shelf
- Insulated, Smooth Fiberglass Half-lite Rear Entry Door
- Man Doors and other Exterior Doors (Other Than Rear-Entry) are Flush or 6-Panel Metal

Garage

- Raised Panel Non-Insulated Metal Garage Door(s) – Choose from 3 Standard Door Styles
- Insulate and drywall entire garage (standard attached garages)
- Garage to code – Garage Door Opener Included
- 4 Garage Outlets – Includes 2 Standard, 1 Freezer, and 1 Garage Door Outlet
- Man Door with Exterior Light

STANDARD INTERIOR FEATURES

Heating

- Homes Under 1,500 sq. ft. – Single-Head Ductless Split-System w/ Cadet Heaters
- Homes Over 1,500 sq. ft. – Electric Furnace & Heat Pump

Plumbing

- Electric (Hybrid) Water Heater
- All PEX Water Lines
- ABS Plastic Waste and Vents
- Vanity Faucet: Moen 4" Centerset (4 Standard Style Choices) Chrome Finished – *Lifetime Ltd Warranty*
- Lo-Flo Moen Faucets and Showerheads with True Ceramic Inserts
- Kitchen Sink: Moen 8" Deep Stainless-Steel Sink
- Kitchen Faucet: Moen Brantford Chrome Finished w/ Sprayer
- Tub and Shower: Smooth Fiberglass or Simulated Tile
- Inside Main Water Shut-off

Electrical

- 6 Recessed Can Lights in Kitchen (Depending on Home Plan)
- 200-Amp Underground Service with Main Disconnect
- Decorative Light Fixture Packages
- 4 Wall Jacks – Cable, Phone, or Ethernet
- Microwave, Garbage Disposal Outlets – GFI's in Kitchen, Baths, Garage, and 2 Exterior Outlets

Ventilation

- Kitchen, Utility, and Bathroom Fans Vented to Exterior
- Ridge and Enclosed Soffit Venting

Windows & Trim

- "Front and Formal" Area Window Sills – *Other Options Available*
- Box Wrapped 4x4 Windows Everywhere Else
- Window Screens Included – *To Be Installed By Homeowner*
- 2-1/4" Colonial or Flat Style Trim – Choose Between:
 - Primed MDF Trim w/ Primed MDF Doors
 - Hemlock Wood Trim Stained to Match Cabinets with Pre-Painted MDF Doors in 1 of 5 White Colors
- Hollow Panel Masonite MDF Doors – 10 Different Standard Door Styles Available

Insulation

- Insulation: R-49 Ceiling (15 1/2"), R-21 Exterior Walls (5 1/2"), R-38 Underfloor (12-15 1/2") – *Or R-30 Underfloor Outside of Washington*
- Voids around Windows Filled with Foam Insulation
- Caulk & Seal Around Doors, Windows, & Ext. Wall Penetrations
- Insulated Headers at Exterior Doors and Windows
- All Insulation is Non-Formaldehyde Products

Drywall

- 1/2" Drywall and Texture Complete with Orange Peel Finish
- PVA Primer at Walls for Vapor Barrier
- Insulate and drywall garage (standard attached garages) – Hung and Taped to Code

Cabinets

- Aristokraft Cabinets in Birch (6 Options) or Oak (5 Options)
- 36" Base Cabinets With European Sunken Hinges
- Upper Cabinets 30" (Upgrades Available)
- Soft-close Doors and Drawers in Kitchen

Floor Coverings

- Mohawk LVT in Kitchen, Baths, Entry, Hallway and Utility Room
- Mohawk Carpet in Living Rooms, Family Room, Dining Room, Bedrooms, Hallways, and Stairwells (if applicable) – 8lb Carpet Pad Included

Countertops & Tile

- High Quality Granite Countertops – Options Available
- Ceramic Subway Tile 6" Backsplash in Kitchens and Bath – 9" Around Alcove Tub – 12" x 24" Tiles around Corner Tub

Finishing Hardware

- Mirrors Per Home Plan
- Round Kwikset Satin or Bronze Finish Doorknobs
- Schulte or Rubber Maid Powder Coated Steel Shelving with Lifetime Warranty – Per Home Plan, all Shelves are Open Slide
- Moen Bathroom Hardware to Match Plumbing Finish



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STANDARD FEATURES INCLUDE

- High-Quality Granite Countertops Throughout
- 36" Base Cabinets with European Sunken Hinges
- Soft-close Doors and Drawers in Kitchen
- 6" Backsplash Tile in Different Color Options
- Deep 8" Stainless Steel Moen Sink with Elegant and Sturdy Moen Pull-out Faucet
- Mohawk High-Quality Luxury Vinyl Tile in Kitchen, Bathrooms, Entry, Main Hallway and Utility Room
- 8 lb. Carpet Pad
- Enclosed and Vented Soffits
- Front-and-Formal Window Sills
- Hardie Simulated Cedar Shake on Front Gables
- Hardie Cemplank Cement Lap Siding
- Vaulted Ceilings on All Single-Story Homes
- 5/12 Roof Pitch (On Most Plans)
- Single-Head Ductless Split-System On All Homes Under 1,500 sq. ft.
- High-Efficiency Furnace Package On All Homes Over 1,500 sq. ft.
- Electric (Hybrid) Water Heater On All Homes Over 1,500 sq. ft.
- Garage Door Opener & Man Door Included
- Insulate and drywall entire garage (standard attached garages)
- *And More!*



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