

Luxury Series Specifications

QUALITY CONSTRUCTION

- 2 x 4 interior wall studs, 16" on center
- 2 x 6 exterior & plumbing walls, 16" on center
- 2 x 6 garage wall framing*
- All exterior house walls are nailed and glued down to prevent drafts
- 7/16" OSB wall sheathing
- Open web engineered floor trusses
- Engineered roof trusses 24" on center per plan
- 7/16" OSB roof sheathing with H clips
- CertainTeed CertaWrap
- R-21 high density insulation in exterior walls**
- R-50 insulation blown throughout attic
- Rim joist 3" average closed cell spray foam insulation
- Spray foam around all exterior doors and windows
- 1/2" drywall on walls and 5/8" drywall on ceilings
- 5/8" drywall on ceiling of unfinished basement to exceed fire code (code requires 1/2")**
- Steel reinforced poured concrete foundation with waterproofing (not damp-proof)
- Metal window wells*
- 4" thick concrete basement floor on top of 4" of pea rock
- 4" thick concrete garage floor with sand base
- Drain tile system (FORMADRAIN) on exterior and interior of all footings connected to the sump pit

WINDOWS & DOORS

- Exclusive Vector Envision ENERGY STAR 6.0, maintenance-free windows
- Custom internal grids in all front windows
- 16' X 7' Steel R-9.65 insulated raised short panel garage door
- 9'x 7' Steel R-9.65 insulated raised short panel garage door
- One garage door opener with two remotes and wall button (second opener is pre-wired for easy addition at any time)
- Tecton maintenance free exterior door frame
- Steel paneled exterior doors*
- Deadbolt on front entry door
- Garage service door with service pad and exterior light

EXTERIOR

- Superior durability vinyl siding with a double staggered nail hem in a variety of standard colors and profiles
- Board & Batten (Vertical Siding) in the peaks
- Band boards between horizontal siding and shake
- Residential brick on front elevation
- Seamless aluminum gutters with "kick-out" downspouts
- Pre-finished, continuous venting aluminum soffit
- Aluminum column(s)*
- High definition architectural shingles with limited lifetime warranty

- Fully tapered poured concrete driveway reinforced with steel (not angled or cut back for third stall like many competitors)
- Steel reinforced concrete sidewalk from front step to driveway
- Poured concrete front step*
- Lot is rough graded with black dirt with an average of 3" coverage
- 10'x12' green-treated deck or concrete patio
- LP Siding on front elevation

INTERIOR

- Custom alder cabinets per plan
 - Variety of stain colors or white painted
 - Staggered kitchen cabinets
- Four styles of 2 3/4" base & 2 1/4" case in oak or poplar
 - Choose from a variety of stain colors or white painted trim
- Flush oak stained doors or 6 panel white interior doors
- Vanity width sheet mirrors
- Granite or Quartz countertops in the kitchen
- Granite or Quartz countertops in the bathrooms
- Vaulted ceilings
- Satin nickel hardware with privacy locks on bedrooms and bathrooms
- Knock down texture on ceilings, and orange peel on walls
- Bullnose sheetrock corners
- Choice of one paint color throughout: walls and ceiling
- Custom coated easy slide closet shelving
- Stainless steel appliance package

FLOOR COVERINGS *flooring layout as noted on standard plan

- Micro beveled laminate floors
- 2 Mil. noise silencing attached pad
- Resista Soft Style carpet in your choice of colors
- 7/16" thick, built-in anti-microbial recycled rebounded pad
- Tile flooring in bathrooms with a Ditra uncoupling membrane underneath
- Tile shower surrounds with Schluter Kerdi waterproofing membrane

ELECTRICAL & HEATING SYSTEM

- Satin nickel upgraded designer light fixtures
- Interior recessed can lights*
 - Minimum of 4 cans in every kitchen
- Hardwired for cable and phone (CAT 5 & RG6) in living areas and bedrooms
- Electric smoke & carbon monoxide detectors that are direct wired, inter-connected with battery backup
- 200 amp service panel
- 220 volt stove and dryer receptacles
- G.F.I. outlets throughout the home per code
- Weather resistant G.F.I. electrical outlets in front and rear of home
- One G.F.I. outlet per garage stall

All information listed above is current specifications **As of 1/18/21. However, houses under contract or prior inventory may reflect some modifications

* Varies per plan. See standard plan for additional details

** Varies per city code

Luxury Series Specifications

- Programmable thermostat
- High-efficiency direct vent gas forced air furnace
- Central air-conditioning
- Galvanized heating ducts
- Exhaust fans in all bathrooms and dryer vent outside

PLUMBING

- Double bowl under mount stainless steel kitchen sink
- Kitchen pull down faucet
- Moen GX Pro Series 1/3 HP
- Chrome finished bath fixtures
- Oval under mount lavatory sinks
- Elongated toilets through out
- 5' tub with tile surround in all bathrooms
- Pex water lines throughout the home
- Waterline ran to fridge location
- Shut off valves at all sinks, faucets and water closets
- Two exterior water spigots
- Utility hookups for washer and dryer
- 50 gallon electric water heater
- 1/3 HP submersible sump pump
- Auto-closing sewer back-flow preventer
- One garage floor drain