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## Standards & Specifications

### ENERGY PACKAGE

- High efficiency 14 SEER A/C engineered for home; Trane or equivalent
- On Demand Tank-less water heater
- *Energy Star* Stainless Steel Jenn-Air appliance package
- Radiant Barrier Roof Decking
- Double pane Low-E Vinyl windows with tilt outs
- Tyvek Moisture Barrier house wrap
- Dry Blown Insulation: (R-15 Walls; R-38 Attic)
- Potassium Ultima Demand Water Softener
- Polyseal protection on all openings and exterior walls
- Air tight recessed can lights per plan
- Foam Sill Sealer under base plate for moisture resistance
- Fiberglass exterior doors with Low-E glass

### CONSTRUCTION FEATURES

- Wall framing 16" on center
- 100% OSB exterior wall sheathing
- Ceilings and Rafters framed 19.2 on center
- AdvanTech ¾" tongue and groove sub floor for Two story (50 year manufactures warranty)
- Aerobic Septic System Included (if applicable)
- Borate base plate for insect resistance
- 100% Masonry (stone/brick/stucco)
- Durable perforated Hardi-soffit
- 40 year architectural shingle roof with metal valley flashing and ridge venting
- **Engineered Steel reinforced slab- Not cables**
- **Engineered structural frame design and certification**
- Finished garage includes: texture, paint and baseboard

### SECURITY PACKAGE

- Deadbolt locks on all exterior doors
- Electric powered smoke detectors with battery backup in every bedroom and hallway
- Complete Perimeter Alarm system with keypad; all exterior doors and windows wired

### EXTERIOR

- Metal overhead garage door with opener
- Pebble finished concrete at front and rear patio
- Exterior GFCI outlets
- Soffit plugs on interior switch

### LIVING AREAS

- Rounded corners in main living areas
- Light Monterrey texture on walls and ceilings
- 18"x 18" Tile floors in common areas

### KITCHEN

- Custom Cabinetry with Crown Molding
- Granite/Silestone countertops with under mount sink
- Full tile backsplash
- ¾ HP garbage disposal
- Gas/Electric Down draft cook-top

### MASTER SUITE

- Jacuzzi garden tub and separate walk-in shower
- Granite/Silestone vanity tops with under mount sinks
- Designer bath fixtures
- American standard Cadet 3 Right Height Commode
- Bath and shower areas are mud set
- Insulated interior walls for noise control

### SPECIAL FEATURES

- Professional Decorator Assistance
- Custom Construction Plan Design
- Décora Light Switches
- Built-in ironing board with outlet
- Gutters-whole house
- Gas log lighter at fireplace
- Designer lighting package
- All bedrooms and family room wired for phone (CAT5) and cable
- In Wall perimeter pest treatment system
- Sherwin Williams exterior super paint
- Custom shelving design in all closets
- American Standard plumbing fixtures
- Structure media panel for phone and cable



International Residential Code

Features and Specifications are subject to change without notice