

# Standard features

## Construction & Specifications

- California CARB II compliant home
- 20 lb. roof load
  - Floor R-11 insulation
  - Walls R-13 insulation
  - Ceilings R-22 insulation
- All structural lumber used is kiln-dried for higher quality
- 2" x 6" transverse floor joists—16" on center
- 2" x 4" exterior wall studding—16" on center
- White vinyl dual-glazed windows
- PEX water lines
- Water shutoff valves at all sinks and toilets
- Drywall ceilings
- Drywall on all interior walls
- 5/8" OSB decking
- 100 amp electrical service
- 30 gallon gas water heater
- Gas downflow furnace with manual thermostat
- Steel outriggers on all exterior walls for support—no perimeter blocking required on standard plans without modifications

## Exterior

- Architectural shingles
- (2) exterior GFI protected patio outlets (locations vary per plan)
- 16" front overhang
- 36" insulated 6-panel entry door with deadbolt security lock
- Cement exterior siding with wood grain embossing
- 8" fascia and 4" hardboard corner and window trim
- Side eaves & rear overhang are optional
- 2-window clerestory on multi-sections only

## Interior Features

- Orange peel style textured finish on walls and ceilings
- PPG interior paint—white walls standard
- 8' flat ceilings throughout
- Passage and wardrobe doors throughout—flat panel
- Mortised hinges on passage doors—(3) total
- Passage door locksets—tulip style
- Hidden hinges on cabinet doors
- Side-mounted metal drawer guides
- Water shutoff valves at all fixtures
- Rocker style light switches with matching wall outlets
- All copper wiring throughout
- Silvershield 7 year warranty now includes structural coverage (deductibles apply, claims processed by Cornerstone United Insurance Co.)
- 1 1/2" square baseboards and crown molding

## Floor Coverings

- Carpet in living areas & bedrooms
- 3/8" rebond carpet pad
- Easy care vinyl flooring in Kitchen, Baths, Utility, Nook & Dining Room (per plan)

## Kitchen

- Whirlpool® white kitchen appliances
- 30" freestanding gas range
- 18 cubic foot double door refrigerator
- Single lever faucet
- Shelf in overhead cabinets with white lined finished cabinet interiors
- Corian countertops with 4" backsplash—2" front edge
- Cabinets throughout with solid end panel construction
- 8" deep stainless steel self-rimming sink

## Primary Bathroom & Bath Two

- 60" fiberglass tub/shower
- Corian countertops with 4" backsplash
- China self-rimming sink
- Towel bar and paper holder
- Low-flow water-saving toilets
- Dual handle lavy faucet
- Ceiling vented exhaust fan
- Easy care vinyl flooring

## Lighting

- Switched wall outlet for lamp lighting in Living Room and all Bedrooms (wall outlet designated by being installed upside down for easy identification)
- LED can lights in selected areas

## Optional Features

- 2" x 6" exterior walls with R-19 fiberglass insulation for additional energy savings
- Energy-saving tankless gas water heater
- Energy Star construction with high efficiency furnace
- Reflective roof sheathing for cooler roof attic areas—saves money on heating and cooling costs
- Tubular skylights that light home interiors without lighting during daylight hours—saves energy
- LED can lights for energy savings
- Prep raceways for wall mount flat screen television
- Prep raceways for phones
- WUI compliant structural package
- Fire sprinkler system
- And much, much more!