

Subdivision Features



Exterior

- All stucco elevations
- Stucco Paint – Elastomeric Paint
- Accent color on front “pull-outs” only
- Vinyl frame, double pane windows with “Low E” glass
- Front entry door , 3ft by 8ft Fiberglass door
- **Upgraded front door options as standard– *subdivision exclusive***
- Rear patio door full-lite door (double glaze), **mini blinds installed– *subdivision exclusive***
- Covered front porch and back patio
- Landscaping design per plan
- Insulated garage door (subject to material availability)
- Garage door and front entry door to be painted accent color (exterior only)
- Exterior garage light fixtures (light on each side of garage door)



Home Foundation

- Engineered post tension slab foundations
- All foundation designs certified by Soils Engineer
- Soils testing done on all subdivisions
- Slab insulation



Roofs

- 30 year roof laminate shingle, with 15lb. underlayment



Framing

- Treated lumber on all exterior and interior wall plates
- Sill sealer on all perimeter wall plate
- Engineered roof trusses
- Engineered floor trusses
- 2”x 6” exterior wall framing
- 7/16” O.S.B (oriented strand board) roof decking
- ¾” OSB floor decking on all 2-story plans



Insulation

- Insulation to meet Energy Code requirements
- Perimeter walls insulated (interior walls do not have insulation)

GATEWAY ESTATES

Subdivision Features



Plumbing

- PEX plumbing used throughout (copper required by city code at specific connections)
- 2 Hose bibs (located at rear and side of home), anti-freeze protected
- Gas hookup for water heater and furnace



HVAC

- Refrigerated air conditioning
- Furnace in "attic" space – *per plan*
- Programmable thermostat
- Additional return vents for air circulation
- Exhaust fans at all baths and commode area



Flooring

- Carpet is 100% nylon – *several colors to choose from*
- 3/8" carpet pad thickness
- Ceramic floor tile at high traffic areas and Great Room- *per plan*
- **Ceramic floor tile at Primary Bedroom and closet– *subdivision exclusive***



Electrical

- Minimum 200-amp service
- Garage door opener with 2 remote controls
- **Ceiling Fans at ALL bedrooms and Great Room – *subdivision exclusive***
- Smoke detector at all bedrooms
- Combination carbon monoxide/smoke alarm outside sleeping areas
- 220v outlet for electric dryer
- "Rocker" style light switches
- cable outlets throughout home
- 110v electrical outlet with conduit at Great Room for future connections
- **Upgraded light fixtures as standard– *subdivision exclusive***



Interior Trim/Doors

- Privacy locks at bedrooms and baths
- Spacious walk-in closets at Primary Bedroom



Paint (Interior)

- Semi-gloss paint at kitchen and baths
- Wall Paint - *several colors to choose from*

Subdivision Features

Interior Bath



- Hardwood cabinets, including hardware
- Plumbing fixtures and bath accessories color to match lighting package
- Granite vanity tops at all bathrooms
- 'Frameless' mirrors at all bathrooms
- Ceramic tile flooring
- Standard tub with ceramic wall tile at Secondary Bathrooms
- Large shower with ceramic wall tile at Primary Bedroom (most, not all plans)
- Niche for soap bottles (per plan, if spacing allows)

Kitchen



- 'Gourmet' style Kitchen design (Gas cooktop with sealed burners, wall oven, range hood, microwave, dishwasher)
- Exterior vented exhaust for range hood
- Hardwood cabinets, including hardware
- Staggered cabinets where possible
- Crown molding on top of cabinets
- Corner wall cabinet with decorative glass insert (if spacing allows)
- Granite counter tops
- Kitchen pantry storage
- 8" deep stainless-steel sink (double bowl)
- **Upgraded Kitchen faucet as standard– *subdivision exclusive***
- Garbage disposal
- Water supply prep for refrigerator
- Ceramic tile flooring
- Ceramic tile backsplash
- Under cabinet lighting with switch
- All appliances can be upgraded directly with our supplier

Miscellaneous



- Pre-wired for security systems and pre-wired for surround sound at Great Room
- Upgrades for Pre-wiring available directly with supplier
- Perimeter rock walls at rear yard
- White 'Faux Wood' blinds on all major windows (excludes baths, kitchen, utility, garage, doors, and high placed windows)
- Complete painted and finished garage

Subdivision Features



Acknowledgement of Possible Changes

Classic American Homes reserves the right to modify, change, discontinue, or alter ANY feature of the home *without notice*. Although not anticipated, these changes can occur while the house is under construction.

By signing below, I/we acknowledge that I/we have read and understood this disclaimer.

Buyer Signature

Date

Buyer Signature

Date