

Subdivision Features



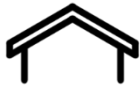
Exterior

- 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
- Rear patio door full-lite door (double glaze)
- 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

- Concrete tile roof with 30lb underlayment
- Partial concrete tile roof on ‘flat’ roof elevations



Framing

- Treated lumber on all exterior and interior wall plates
- Sill sealer on all perimeter wall plate
- 2”x 6” exterior framing
- Engineered roof trusses
- Engineered floor trusses
- 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)

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*



Electrical

- Minimum 200-amp service
- Garage door opener with 2 remote controls
- Ceiling Fans at Great Room and Primary Bedroom (electric rough-in and brace on remaining bedrooms, loft, office, etc.)
- 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



Interior Trim/Doors

- Privacy locks at bedrooms and baths (lever style lock)
- Spacious walk-in closets at Primary Bedroom



Paint (Interior)

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

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Interior Bath



- Hardwood cabinets with 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)
- 'Frameless' shower door at Primary Bathroom (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)
- Hardwood cabinets with hardware
- Staggered cabinets where possible
- Crown molding on cabinets
- Corner wall cabinet with decorative glass insert (if spacing allows)
- Granite counter tops
- Kitchen pantry storage
- 8" deep stainless-steel sink (double bowl)
- Single lever kitchen faucet with sprayer
- Garbage disposal
- Water supply prep for refrigerator
- Ceramic tile flooring
- Ceramic tile backsplash at kitchen
- 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
- Custom made shutters on all major windows (Excludes baths, kitchen, utility, garage, doors, and high placed windows)
- Complete painted and finished garage

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Acknowledgement of Possible Changes

Classic American Homes reserves the right to modify, change, discontinue, or alter any feature 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