

Subdivision Features



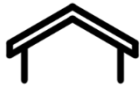
Exterior

- 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)

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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