

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

- 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
- 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)

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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*

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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
- Custom made shutters on all major windows (Excludes baths, kitchen, utility, garage, doors, and high placed windows)
- Complete painted and finished garage

Subdivision Features



VERDANCIA

UNWIND. EXPLORE. CONNECT.

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