

Classic American Homes – VILLAGE AT WESTSIDE CROSSING

Subdivision Features for VILLAGE AT WESTSIDE CROSSING – JUNE 2023 REVISION

Exterior

- All stucco elevations
- Stucco Paint – Elastomeric Paint
- Accent color on “pull-outs” – front only
- Vinyl frame, double pane windows with “Low E” glass
- Front entry door: 3’-0” by 8’-0” – Fiberglass door
- Rear patio door: 2’-8” 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)
- Matching exterior garage light (light on both sides of garage door)

Home Foundation

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

Framing

- Treated lumber on all exterior and interior wall plates
- Sill sealer on all perimeter wall plate
- Exterior framing at 16” O.C. (on center)
- Interior framing at 24” O.C. (on center)
- Interior framing at 16” O.C. if under 2nd floor
- 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

Roofs

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

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Kitchen

- 'Gourmet' style Kitchen design (Gas cooktop with sealed burners, wall oven, range hood, microwave, dishwasher)
- Hardwood-stained cabinets with hardware
- Staggered cabinets where possible
- Crown molding on cabinets
- Corner wall cabinet with decorative glass insert (if plan allows)
- Granite counter tops
- Kitchen pantry storage
- 8" deep stainless-steel sink
- Single lever kitchen faucet with sprayer
- Garbage disposal
- Appliance incentives available
- Water supply prep for refrigerator ice-maker, recessed box
- Ceramic tile flooring
- Ceramic tile backsplash at kitchen
- Under Cabinet Lighting with switch

Interior Bath

- Hardwood-stained cabinets with hardware – *same color as kitchen*
- Plumbing fixtures and bath accessories color to match lighting package
- Granite vanity tops at all bathrooms
- 'Frameless' mirrors at all bathrooms
- Ceramic tile flooring
- Elongated commodes
- Standard tub with ceramic wall tile at Secondary Bathrooms
- Large shower with ceramic wall tile at Primary Bedroom
- 'Frameless' shower door at Primary Bathroom
- Niche for soap bottles (per plan, if spacing allows)

Plumbing

- PEX plumbing used throughout (copper required by city code at specific connections)
- 2 Hose bibs (located at rear and side), 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

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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
- LED flush mount lighting at Kitchen, Great Room and select locations
- "Rocker" style light switches
- 5 cable outlets and 1 telephone jack throughout home

Interior Trim/Doors

- Door hardware to be lever locks
- Privacy locks at bedrooms and baths
- Spacious walk-in closets at Primary Bedroom
- 8ft door at Primary Bedroom entry

Insulation

- Insulation to meet Energy Code requirements
- Perimeter walls insulated (interior walls-no insulation)

Paint (Interior)

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

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*

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
- 'Faux Wood' blinds on all major windows - (Excludes baths, kitchen, utility, garage, doors, and high placed windows)
- 110v electrical outlet with conduit at Great Room for future connections
- Complete painted and finished garage (garage floor coverings not included)

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