

# Standard Specifications

## UTILITIES

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City water, city sewer  
Underground utilities

## FOUNDATION

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8" foundation walls on slab-on-grade units  
10" foundation walls on walk-out units  
10" x 25" footings

## STRUCTURAL

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Vaulted 10' ceilings in living & dining area, 8' remaining  
2x6 exterior walls, 16" on center  
2x4 interior walls, 16" on center  
3/4" tongue & groove subfloor on walk-out units  
1/2" CDX plywood roof sheathing  
7/16" OSB exterior wall sheathing

## SIDING

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Vinyl clapboard siding  
Vinyl and aluminum trim  
Corner posts and skirt boards  
Aluminum gutters and leaders  
Shutters on the front of the unit

## WINDOWS

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Wincore with Low-E glass  
Double-pane, insulated, argon gas filled  
Double-hung tilt windows  
Screens and grilles

## ROOFING

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30-year architectural shingles

## EXTERIOR

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Paved driveway  
Site landscaped to approved site plan  
10' x 10' paver brick patio on level units, or  
10' x 10' Trex deck with vinyl railing on walk-out units

## INSULATION

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Barricade housewrap  
Attic ceiling R-49  
Exterior walls R-21  
Basement ceiling R-30 on walk-out units

## HEATING & COOLING

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1-zone electric heat pump HVAC  
Dryer venting to outside  
Attic scuttle  
Soffit and ridge vent  
50-gallon electric hot water heater

## PLUMBING

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Single-bowl stainless undermount kitchen sink  
1-piece fiberglass tub or shower enclosure in bath  
1/4" semi-frameless shower door  
Delta (or equal) faucets  
Toto elongated toilet  
2 exterior faucets  
Washer & dryer hookup  
Copper / PEX supply lines, ABS drain lines

## ELECTRICAL

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200-amp service  
2 exterior plugs  
1/3 HP Wi-Fi garage door opener  
Smoke detectors per code  
1 phone jack, 3 cable jacks  
Fan lights in bath

## APPLIANCES

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GE stainless steel package:  
Dishwasher • Self-cleaning electric range  
Microwave • Refrigerator

## FLOORING

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Luxury vinyl plank in foyer, kitchen, dining room, family room, bathroom, and hallway  
Wall-to-wall carpet in bedrooms

## INTERIOR FINISHES

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6-panel Masonite interior doors  
5-1/4" colonial baseboard  
2-1/2" pine cased openings, colonial type  
Ceilings sprayed flat white  
Walls painted 2 coats latex flat (color TBD)  
Trim painted 2 coats latex semi-gloss, white

## CABINETS

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Shaker panel cabinets & vanities  
Granite kitchen countertops with 4" backsplash  
1-piece cultured marble bath top with 4" built-in backsplash and sink