



UNDERSTANDING THE
**BASE
SPECIFICATIONS**

A DEEPER DIVE INTO WHAT'S INCLUDED



BASE PRICE SPECIFICATION

Energy Saving Features

We use radiant barrier roof decking, low E energy-efficient windows, seal foam for plates, corners, switches and A/C vents. The exterior is wrapped in OSB, moisture barrier, moist-stop and window openings are sealed with rubber window seal tape. The exterior plates are sealed between the plate and concrete with a poly sill foam underlayment. The standard insulation package is R13 wall batted and R30 attic blown.

Foundation

Assumptions for the foundation within the standard cost:

- FHA Standard Spec with no more than 28 inches on the high side.
- Relatively clear lot with access to all sides for the pour.
- Sites with a significant slope or in need of a pump truck (for a pour) will be quoted additional fees for foundation cost. This would be considered an overage.

Utilities

Because utilities vary so much from neighborhood to neighborhood; water, sewer and electric services are not included in the standard pricing. However, we can contract to include these services and will be happy to supply an accurate bid based on your property location.

Standard Exterior Siding

The standard exterior finish includes 100% 8" concrete siding with primed spruce real trim, 2x6 real trim fascia with boxed perforated soffit and Hardie porch soffits with cedar porch post



Standard Roof

The standard roof is a 25-year composition shingle with a maximum 6 in 12 roof pitch.



Color Selections will be made at our design center and are based on availability. Any special order or special colors will be considered an upgrade.

Standard Exterior Doors

The standard builder selections include the following front door choices: (3068 half glass metal)



Texas Star



Monterey



Craftsman



Rear Entry
Door 2868



Garage Entry
Door 2868

Other designs, full glass inserts, plus sidelights and transoms are available as an upgrade upon request.

Standard Garage Door



Standard Short Panel
Non-Insulated

Standard pricing includes 1 garage door, up to 16' wide x 7' tall, and 1 garage door opener.

Standard Paint Package

Exterior: One (1) wall color selection and 1 trim color selection (satin finish).

- Wall color - All Hardie and soffits (satin finish).
- Trim color - Around the windows and the fascia board (satin finish).

Interior: One (1) color selection for the walls and ceilings (same color), and one (1) color selection for the trim and doors.

- Wall and ceiling color - All walls, ceilings, closets and shelving (flat finish).
- Trim color - Baseboards, doors and door trim, window sills and window trim (semi-gloss).

Garage:

- Walls – Tape & Float and Texture Only (no paint).
- Trim – same color as interior trim.

Front Door:

- Interior side – same color as interior doors and trim.
- Exterior side – one (1) color selection.

Other Doors:

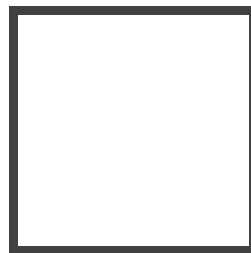
- Interior – same color as interior doors and trim.
- Exterior – same as exterior trim color or same as wall color (your choice).

Porch Posts: One (1) color same as exterior trim color.

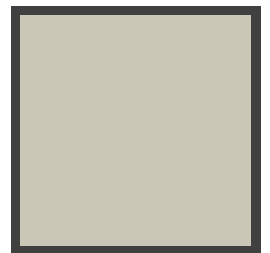
Upgrade to stain for an additional cost.

Windows

The windows included in the standard specs are a Low E energy-efficient vinyl windows. Window quantity will be based on a standard 3-bedroom, 2-bath home, any additional will be an upgrade. Windows come in the following color standard options:



White



Beige

Interior Doors & Trim

The standard interior door height is 6'8". The default styles are 6-Panel Colonial, Cheyenne and Roman Arch.



6-Panel Colonial



Cheyenne



Roman Arch

The door trim is 2 ¼" Colonial trim and the standard baseboard is 3 ½" Colonial.

Window Sill & Trim



Windows are 3-sided sheetrock returns with bullnose corners and a wooden window sill. All other sheetrock corners in the home are also bullnose.

Countertops



The standard countertop is a laminate top by Wilson Art.

The standard spec includes laminate counter tops with a 4" splash.

Samples of the available colors and patterns will be provided for selection in the Design Center.

Cabinets

Cabinets are one of the most important features of any home. The base cabinet package includes a standard quantity of cabinetry intended to accommodate a typical 3-bedroom, 2-bath home, including the kitchen, two (2) primary bathroom vanity cabinets, and one (1) secondary bathroom vanity cabinet.



Mirrors

The standard spec includes all mirrors needed to furnish your home. Mirrors will be a 2'x3' unframed flat mirror, one per vanity up to three.

Electrical Fixtures

Electrical fixtures are an easy way to add style and personality to your home.



The standard electrical package includes the electrical fixtures and supplies needed to furnish a new home based on a standard 3-bedroom, 2-bathroom.

Additional lighting, fixtures, and electrical upgrades are available at an additional cost.

Appliances

Just as cabinets are one of the most important features of your home, appliances just may be the most important aspect of your kitchen space.

The standard appliance package includes all appliances (electric slide-in range, vent hood and dishwasher with cords).



Flatwork & Driveway

Driveways, sidewalks, and other flatwork vary based on the requirements of each homesite and are not included in the base home price. These items are available as additional-cost options and will be priced based on the specific site requirements and current market rates.

Door & Bath Hardware

The standard spec includes your choice of two (2) styles of door knobs (flipper or round) and your choice of available finishes for your door and bath hardware. Your bath hardware includes two (2) towel bars, two (2) toilet paper holders, and three (3) hand towel holders. Your door hardware consists of door knobs and hinges. You may choose the standard spec or upgrade at an additional cost.

Tile

The standard flooring package includes tile in all wet areas, including the kitchen, bathrooms, utility room, shower, and tub surrounds. A \$1.00 per square foot customer credit is provided toward the tile selected for these areas.

The credit is calculated based on the square footage of the wet areas in the home. A separate customer credit is provided for labor, grout, and other materials required for installation.



Plumbing Fixtures

The standard plumbing package includes all plumbing fixtures and supplies needed to furnish your new home including sinks, faucets, bathtubs, and toilets.

You may choose the standard plumbing selections or choose to upgrade based on your individual style and taste, paying only the difference in cost. Depending on what style you like, you can coordinate your bathroom and kitchen fixtures to suit your taste. Our team will guide you through the plumbing selection process for your plumbing selections.

