



Standard Items

Standard Items that are included in your home at no extra cost,
unless specified and Added in the here-attached Addendum(s)

PLEASE NOTE:

All information herein was accurate at time of publication. And in order to maintain a higher degree of quality and to incorporate improvements with greater facility we reserve the right to make changes or discontinue Items prior of the signing of the Purchase Agreement without notice or obligation.

Floor Plans and Square Footages are approximate. Elevation Illustrations are artist's conception and may not be an accurate depiction.

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Lot / Land:	Size:	Standard Lot Size 70' x 120'
Basement:	Walls:	7'-10" High Poured Concrete Walls w/#5 Vertical Rods Placed Every 48" O.C
	Windows:	Egress Window Completed With Top Gate and Attached Escape Ladder.
	Footings:	25" x 12" Poured Concrete Footings w/ (2) #5 Continues Rods.
	Water Barriers	4" Continues Drain Tile w/ 6" Gravel Surround, Connected Bleeders and Bituminous Tar Waterproofed
Garage:	Size:	2-Car Front Facing Garage
	Footings:	Trench Footing w/#5 Reinforced Rods
	Doors:	(1) 16' x 7' Sectional Garage Door
Framing:	Ceilings	8' Tall, Flat Ceiling Hight (Per Plan)
	Walls	2x4 & 2x6 "Construction Grade" 1300 p.s.i. or Better" Exterior Framed Walls w/ 1/2" OSB Ext. Sheathing.
	Water Barrier	Tyvek House Wrap
	Siding:	4'x8' Treated TI-II Plywood
	Floors:	2"x10" Floor Joists w/ 3/4" T&G Plywood Subfloors
	Roof:	1/2" OSB Roof Sheathing on Engineer Approved Roof Trusses
Entry Doors:	Front Entry	(1) 6'-8" Tall, x 36" Wide Style: Six Panel, Steel, Insulated
	Hall to Garage	(1) 6'-8" Tall, x 32" Wide Style: Six Panel, Steel, Insulated
	Patio Door	(1) 6'-8" Tall x 6' Wide Style: Sliding Door-Wall
Windows:	Jeld-Wen®	All Vinyl Zero Maintenance Dual Pane Low-E. Clear Glass (No Grills)
	Color:	(White on White) or (Desert Sand on Desert Sand)
	Hardware:	Screens
R. Shingles:	3 Tab, IKO®	Your Color Choice Of: Three-Tab (Non-Dimensional) Asphalt Shingles
	Underlayment	15# Felt Paper, 36" Continues Ice & Water Shield over the Drip-Edge Flashing.
Masonry:	Bricks:	Full Brick Surround All 1st Floor
	Type:	Your Choice Of Any Modular Size Bricks That Retail at: \$0.35
Gutters:	Type:	5 Inch Aluminum Gutters & Extended Down-Spouts
	Color:	To Match Exterior Trim Color

Buyer: _____

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Sales Manager: _____

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Cabinets:		LaFata or Phoenix Uppers & Lower Kitchen Cabinets Per Plan
		2'x4' Kit. Island.
		Double Vanity In Master Bath.
		36" Single Vanity in Main Bath
		36" Vanity in Powder Room.
		Drop-in Tub Cabinet in Laundry Room
Plumbing:	Sinks:	Double Bowl 30" Stainless Steel Sink w/ Garbage Disposal at kitchen
	Sinks:	Under-Mounted Double Sinks at Master Bath
	Sinks:	Under-Mounted Single Sink at Main Bath
	Sinks:	Under-Mounted Single Sink at Powder Room
	Sinks:	Drop-In Cabinet Sink w/ Laundry Washer Discharge Box at Laundry Room
	Faucets:	Delta® Classic 4" Single Handle Faucets in all Baths
	Faucets:	Delta® Grant Single Handle Pull-Out Sprayer in Kitchen
	Tubs	6' Soaking Tub at Master Bath
	Tubs	5' Soaking Tub at Main Bath
	Water Heater:	50 Gallons High Efficiency Gas Water Heater
	Sump Pump:	1/2 HP Automatic Sump Pump
	Gas Lines	Gas Line to Furnace
	Gas Lines	Gas Line to Laundry Dryer
	Gas Lines	Gas Line to Fireplace
HVAC	Furnace:	90% Plus High Efficiency Furnace
	Fireplace:	36" Direct Vented Gas Fire Place w/ Logs & Fixed Glass
	Air Conditioner	3.5 Ton A/C Unit
Electric:	Amp Service:	150 Amp Electrical Service
	Light Package:	Receptacles, Overhead Lights. Coach lights, Switches & GFCI (per code)
	220 Line:	220 Line At Range
	Circuits:	Hood Fan Or Microwave Circuit (Above Range)
	Recessed Lights	# 10 Recessed lights
	Fans	Paddle Fan In Great Room

If Homeowner Will Supply Electrical Fixtures

(Homeowner Understands and agrees that if any of the homeowners electrical fixtures or parts of them are missing at time of installation, The Builder shall have NO RESPONSIBILITY for the above mentioned fixtures and shall install a keyless fixture in its place.

Furthermore The Homeowner agrees that: If new openings are to be made for the installation of the above fixtures The Homeowner shall be responsible for the cost of all repairs.

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Insulation:	R-15	Between All 2x4 Exterior Walls
	R-21	Between All 2x6 Exterior Walls
	R-38	At All Living Space Attic (None in the garage attic)
Drywall:		5/8" Drywall On All Ceilings Where Trusses Are 24" O.C.
		Moisture Resistant Drywall At Tubs & Shower Walls.
		1/2" Drywall On The Remaining Of House
		Garage Drywall, Taped and Mudded Only. (Not finished for paint)
All nail pops and seam separations of the drywall (if any) Due to normal settling of your home, will be repaired after a 12 month period of occupancy. Please Note: Builder will not be responsible to Re-Paint any of these repairs.		
Paint:	Exterior:	One Color Choice of: S. Williams Standard Exterior Paint Throughout (Not White)
	Interior:	One Color Choice of: S. Williams Standard Flat Interior Paint Throughout
	Int.Trim:	One Color Choice of: S. Williams Standard Semi-Gloss Throughout
Ceramic Tile:	Type:	Your Choice of Any Tile That Retail At \$2.50 Per Sq. Ft.
	Floors:	Kitchen, Nook, Hallway to Garage, Laundry-Room And All Bathroom Floors
	Walls:	Bath Tubs & Shower Walls Up-To 7'-0" High
Hardwood	Type:	Your Choice of Any Hardwood Floor That Retail At \$3.25 Per Sq.Ft.
	Floors:	Foyer, Study, Kitchen, Nook And Hallway to Garage.
Carpet:	Type:	Your Choice of Any Carpet That Retail At \$1.00 Per Sq.Ft. w/ #8 Lb Padding
	Floors:	Great-Room, Bed-Rooms, Bed-Room Closets & Hallways.
Concrete:	Type:	4" Thick of Reg. Concrete poured over 5" gravel or compacted sand.
	Location:	Driveway, Garage Floor, City Walks, Walks to Porch, and Porch
		Driveway (to be same width of garage door openings)
Garage Doors:	2 Car Garage	16' x 7' Single Steel Non Insulated Garage Door

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