



STANDARD INCLUDED FEATURES

ALL BUILDING PERMITS, CONNECTION FEE'S, AND IMPACT FEE'S FOR THE CONSTRUCTION OF A NEW RESIDENCE.

SOILS INSPECTION COMPLETED BY A SOILS ENGINEER (ON AN AS-NEEDED BASIS DEPENDING ON THE LOCATION OF THE NEW RESIDENCE)

ALL FOOTINGS POURED CONTINUOUSLY AND MONOLITHICALLY

8' BASEMENT FOUNDATION WALLS

5.5 BAG MIX CONCRETE ON ALL FOOTINGS AND FOUNDATIONS (UNLESS OTHERWISE SPECIFIED BY AN ENGINEER)

CONCRETE HAUNCH TO BETTER SUPPORT THE FRONT STEPS

FULL FOUNDATION TERMITE TREATMENT PRIOR TO BACKFILL

ASPHALT FOUNDATION DAMP PROOFING TO GRADE PRIOR TO BACKFILL

4 - 6 LARGE BASEMENT WINDOWS (SEE PLAN)

GRAVEL BASE IN ALL WINDOW WELLS (MINIMUM 4" DEEP)

ROUGH-IN FULL BASEMENT BATH (FLOOR DRAINS ONLY)

GARAGE AND BASEMENT FLOORS 5.5 BAG CONCRETE MIX

EXTERIOR CONCRETE 6.0 BAG CONCRETE MIX

GRAVEL BASE BELOW ALL EXTERIOR CONCRETE

GARAGE FLOOR DOWELED INTO CONCRETE WITH REBAR

ENGINEERED EARTHQUAKE STRAPS AND FOUNDATION BOLTS

ANY LUMBER IN CONTACT WITH CONCRETE IS EITHER PRESSURE TREATED OR REDWOOD

ENGINEERED 2X6 STUD EXTERIOR WALL FRAMING

ENGINEERED EXTERIOR WALL SHEETING USING 7/16" OSB

ENGINEERED SILENT FLOORING SYSTEM WITH 3/4" TONGUE & GROOVE FLOORING BOTH GLUED AND NAILED

ENGINEERED 2 X 4 STUD FRAMING ON ALL INTERIOR WALLS

TRUSSES SPECIFICALLY DESIGNED AND ENGINEERED FOR EACH PLAN WITH VAULTS IN STANDARD AREAS.

ENGINEERED 4 X 8 X 7/16 OSB SHEATHING INSTALLED ON ROOF WITH CLIPS BETWEEN SHEETS FOR ADDED STRENGTH

ATTIC ACCESS TO ALL ATTICS WITH MORE THAN 30 SQ. FT AND 30" HIGH

ICE AND WATER SHIELD AT ALL ROOF EDGES, EYES, AND VALLEYS

HIGH QUALITY 30 YEAR ARCHITECTURAL SHINGLES ON 15LB FELT

TURTLE VENTS INSTALLED ALONG RIDGELINE OF ROOF FOR ATTIC VENTILATION

FULL RAIN GUTTER INSTALLED UNDERNEATH DRIP EDGE (WHERE ALLOWED)

DIAGRAMED, SIZED, AND ENGINEERED HVAC SYSTEM & DUCTWORK TO ENSURE ADEQUATE AIR FLOW AND MAXIMUM EFFICIENCY OF HVAC SYSTEM

HIGH 90% EFFICIENT GAS FORCED AIR FURNACE WITH A DIGITAL THERMOSTAT

13 SEER CENTRAL AIR CONDITIONER

COMBUSTION AIR RAN TO UTILITY ROOM.

ANTI-BACK FLOW PREVENTER INSTALLED STANDARD IN EVERY HOME NEAR WATER SHUT-OFF

FREEZE RESISTANT PEX WATER LINES

SEISMIC STRAPS AND EXPANSION TANK FOR WATER HEATER

NATURAL GAS 40 GALLON WATER HEATER

WATER CONSERVATION TOILETS & SHOWER

2 FREEZE-LESS, BACKFLOW PREVENTING HOSE BIBBS

MOEN LIFETIME WARRANTY PLUMBING FIXTURES

1/3 HORSE POWER DISPOSAL

WATER LINE WITH SHUT-OFF IN WALL BOX RAN FOR ICE TO THE REFRIGERATOR

SPRINKLER PIPE SLEEVE UNDER DRIVEWAY (MOST HOMES)

CONCRETE ENCASED ELECTRODE AS A GROUNDING ELECTRODE FOR THE HOME (UFER)

MINIMUM 150 AMP ELECTRICAL PANEL

INTERIOR MAIN BREAKER PANEL LOCATED IN THE BASEMENT

COPPER WIRING ON ALL ELECTRICAL

2 OUTDOOR ELECTRICAL OUTLETS

HARD WIRED WITH BATTERY BACK-UP SMOKE & CO2 DETECTORS ON EVERY LEVEL

OVERHEAD LIGHTING IN ALL ROOMS

EXTERIOR COACH LIGHTS AT ALL POINTS OF EGRESS.

CONTEMPORARY BUILDERS GRADE LIGHTING PACKAGE

1 CONTEMPORARY BUILDERS GRADE CEILING FAN

6 CAN LIGHTS IN KITCHEN

220 AMP SERVICE FOR THE KITCHEN RANGE

GFCI SAFETY OUTLETS IN DESIGNATED AREAS

2 PHONE JACKS RAN IN THE HOME - CAT 5

2 TV JACKS RAN IN THE HOME - COAX

1 HARD WIRED ELECTRIC DOORBELL

CAULKING & 9" COUNTER-FLASHING AROUND ALL EXTERIOR DOORS AND WINDOWS

PAINT GRADE STEEL ENTRY DOORS WITH DEADBOLTS, WEATHER STRIPPING, AND ADJUSTABLE THRESHOLD'S ON ALL EXTERIOR DOORS

DOOR FROM GARAGE TO HOUSE 20 MINUTE RATED FIRE DOOR FOR SAFETY

SLIDING VINYL PATIO DOORS TO BACK YARD (MOST PLANS)

EXPANDING FOAM SEAL AROUND WINDOWS/DOORS

VINYL FRAME, DOUBLE PANE, LOW-E WINDOWS

SCREENS FOR ALL WINDOWS AND PATIO DOOR SYSTEMS

1/2" (12.7MM) SMOOTH FINISH OR TEXTURED DRYWALL WALLS

TEXTURED DRYWALL CEILINGS

FULLY SHEET ROCKED GARAGE

ROUNDED CORNERS THROUGHOUT (EXCEPT AROUND WINDOWS)

R-19 FIBERGLASS BATT'S IN EXTERIOR WALLS

R-49 BLOWN-IN ATTIC INSULATION*

VENTILATION BAFFLES IN ATTIC EVERY 3RD BAY

R-11 BASEMENT BLANKET DRAPE

FOAM SEAL ALL EXTERIOR PENETRATIONS

CRAFTSMAN STYLE INTERIOR DOOR

CRAFTSMAN STYLE SQUARE 5" BASE & 3 1/2" CASING

PAINT GRADE WOOD SHELVING IN CLOSETS

1 — PAINT GRADE CLOSET ORGANIZER IN THE MASTER CLOSET

PAINT GRADE SHELF INSTALLED ABOVE THE WASHER AND DRYER

STAIN GRADE CAP ON STAIR WAY SHEET ROCK HALF WALLS

CHROME, SATIN NICKEL, OR OIL RUBBED BRONZE FINISH HARDWARE. BATHROOMS AND

MASTER BED ROOM HAVE PRIVACY KNOBS.

2-TONE PAINT STANDARD ON THE INTERIOR OF THE HOME.

TILE FLOORS IN THE KITCHEN, DINING, ENTRY, BATHS, & LAUNDRY*

UPGRADED PRO-BOND 7/16" 6 LB. CARPET PAD

UPGRADED QUALITY STAIN RESISTANT CONTINUOUS FILAMENT CARPET

UPGRADED STAGGERED STAIN GRADE KNOTTY ALDER CABINETS WITH MISSION STYLE DOORS

INCLUDED THROUGH-OUT THE HOME

UPPER KITCHEN CABINETS ARE 36" WITH 4" CROWN MOLDING

CABINETS TO HAVE ADJUSTABLE SHELVING WITH A MELAMINE FINISH

GRANITE COUNTERTOPS THROUGH-OUT THE HOME

KITCHEN SINK 50/50 UNDER MOUNT STAINLESS

UPGRADED STAINLESS STEEL MICROWAVE, DISHWASHER, AND RANGE

ALL BATHROOM VANITIES INCLUDE ONE OVER-MOUNT PORCELAIN SINK STANDARD

ALL TUBS AND SHOWERS, INCLUDING SEPARATE TUBS AND SHOWERS, ARE QUALITY ONE PIECE UNITS

CHROME / CLEAR SHOWER DOORS (GRAND MASTER BATHS ONLY)*

REDWOOD LANDING WITH 2-4 STEPS TO A 6' X 6' CONCRETE BACK YARD PATIO INCLUDED*

FRONT WAINSCOT BRICK* OR STONE WITH CRAFTSMAN STYLING CUES

OVERSIZED 16' X 8' GARAGE DOOR WITH 1/2 HP CHAIN DRIVE OPENER

FULL STUCCO SIDES AND BACK

FOUNDATION PLASTER

1 YEAR BUILDER WARRANTY

Many of the items that you see in homes that are under construction, in a model, or on a rendering are artistic concepts, for decoration, or are optional items only. All included items are noted above on the "Standard Included Features" sheet and base prices include these features. This "Standard Included Features" Sheet is effective 07-02-2013. All previous information is void and no longer valid. This sheet is only valid with prices or price sheets after 07-02-2013. Please use this form along with the "Standard Optional Features" sheet to fully determine and understand what features are included in your new home. Prices, terms, and features are subject to change without notice. Thank You.