



TA LIESY HOMES
NORTHWEST, LLC

INCLUDED FEATURES **Pleasant Valley Villages**

FOUNDATION

- Footings and Walls sized per engineering specifications per plan.
- Damp-proofing spray on heated walls.
- Includes concrete pumping of wall forms.
- Fiber mesh reinforced 4" concrete garage floor.
- Fiber mesh reinforced 3" concrete basement floor.
- Vapor barrier under basement floor.
- Gravel backfill of basement walls to ensure good drainage to drain system and dry walls
- Footing will have rebar reinforcement to ensure their structural integrity.
- Passive Radon measures include plastic sheeting in crawl space, venting out thru roof, with electric junction box in attic.

EXTERIOR

- Fiber cement lap siding w/stone accent.
- Paint-3 colors body, accent, and door.
- Window colors-white and almond; black is an upgrade.
- Front landscaping with irrigation.
- Irrigation stubbed to the back yard
- 8 x 10 patio.
- Plumbed for gas for barbecue.
- Gas heat and A/C.
- Garage door opener.

LUMBER, WALLS & ROOF

- Post & beam dimensional lumber floor framing system.
- 3/4" tongue and groove Oriented Strand Board floor system, glued, & nailed in place. Exterior walls studs are 2" x 6" set 16" on center.



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- Interior walls studs 2" x 4" set 16" on center, or wider to accommodate plumbing and/or heat runs.
- 7/16" OSB (Oriented Strand Board) sheathing on exterior walls.
- R-21 fiberglass batt wall insulation for superior air infiltration protection
R-38 blown. R-30 fiberglass batt under-floor insulation.
- Engineered roof trusses.
- 7/16" OSB roof sheathing.
- 15# felt roof underlayment.
- Fiberglass composition architectural shingles (limited lifetime).
- Metal gutters w/4" downspouts.

PLUMBING

- Chrome or black finish: Delta Trinsic.
- Single bowl stainless steel under mount kitchen sink.
- Fiberglass tub shower in secondary bathrooms (no tile)
- Free standing tub in Primary (per plan).
- Undermount sinks in bathrooms.

HEATING & AIR CONDITIONING

- Gas furnace for heating.
- Programmable thermostat.
- Exterior exhaust venting for kitchen micro/hood. Recessed in-wall dryer vent box.
- 36" Gas Fireplace
- Air Conditioning

COMFORT & CONVENIENCE

- One year builder's warranty plus 2-10 warranty.
- Automatic garage doors with 1 opener for door.
- 2 frost free exterior faucets.
- 2 weatherproof electrical outlets (per plan).