

PLEASANT VALLEY VILLAGE

Standard Features

FOUNDATION

- Footings and wall 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 through 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.
- Garage door opener.

LUMBER, WALLS & ROOF

- Post & Beam dimensional lumber floor framing system.
- ¾" tongue and groove Oriented Strand Board floor system, glued and nailed in place. Exterior walls studs are 2" x 6" on center.
- Interior wall studs 2"x4" 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 2/4" 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

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

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).

ELECTRICAL

- 200 AMP electric service
- Decora switches, white or light almond color.
- Duplex electrical outlets per code.
- G.F.I. outlets per code.
- Light fixture-chrome or Black (Globe Lighting)
- Two weather resistant exterior outlets.
- Carriage type wall mounted exterior light fixture @ each exterior door.
- Smoke alarms & CO2 detectors per code.
- Cable TV jacks located in great room.
- 80 CFM / 2.5 sone bathroom exhaust fans with spring wound timers, vented to the outside.
- 50 CFM /3.0 sone exhaust fans @ powder room and laundry/utility, vented to the outside.
- Appliance circuits: gas range, electric clothes dryer, refrigerator, dishwasher, disposal, microwave oven.
- Laundry/Utility Room, one 120v. outlet included.
- Electric and gas water heater, and A/C.
- Garage: garage door opener pre-wire, one duplex wall outlet, and one "keyless" light per car bay in garage. One exterior Carriage light per garage door.
- Low volt electrical will be terminated at primary closet with a "mudring", allowing the cable company to complete the connection. Phone line will be ready to use.

ELECTRICAL (cont.)

- 6" diameter recessed kitchen light fixtures (1 fixture per 300 sq/ft living space) including white baffle trim and 65 watt incandescent bulb.
- Pendant lighting at kitchen island or peninsula per plan.

INTERIOR

- Luxury vinyl planks all main floor except family room and office.
- Carpet office, great room, stairs and upstairs 6 lb pad.
- LVT in upstairs bathrooms.
- Quartz counters in kitchen and all bathrooms.
- Interior paint-one color for walls and ceiling and one color for trim.
- cabinets per plan from Huntwood Cabinets.
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APPLIANCES

- Gas Range.
- Built-in hood.
- Island microwave.
- Built-in dishwasher.

OTHER

- Garage: finished drywall on ceiling and walls, textured and painted.
- Generous allowanes.
- Site clean-up during construction process, and professional final cleaning.
- 1 year builder's warranty plus 2-10 Warranty.