

## EXTERIORS

House drain wrap and window flashing  
Fiber cement lap siding w/decorative accents (per elevation)  
Decorative wood window trim on all sides of home  
Painted decorative "groove" board in porch and patio ceilings  
Gutters throughout

## WINDOWS

Low-E energy efficient vinyl windows (U-0.35 or better) - Almond  
Manufacturer's Limited Lifetime Warranty (per manufacturers details)  
Grids in windows per elevation (on front windows only)

## ROOFING

Architectural composition fiberglass shingles  
Manufacturer's Limited Lifetime Warranty (per manufacture details)  
Ice/Water shields in the valleys and on the eaves  
Continuous ridge venting on main roof areas (std. vent may be required in areas)

## FRAMING

9' (or taller) ceilings throughout (per plan)  
2x6 exterior walls w/OSB sheathing on walls and roof  
Vaults and/or coffers are per plan (if applicable)  
Skylights (per plan)  
Garage man-door (N/A on some lots and location may vary)

## INSULATION

Cellulose blown-in insulation in walls - R-21 or greater  
Batt insulation in garage - R-11  
Cellulose blown-in insulation in attic (may be batt insulation in areas)  
Batt insulation in crawl space (underfloor) - R-30

## GARAGE DOOR(S)

8' (or greater) door heights (width of doors vary per plan)  
Decorative painted steel garage door  
Garage door opener with remote and keyless entry

## DRYWALL

Sante-Fe light hand broquet ceiling and walls  
Rounded corners  
Sheetrock, fire taped and primed (or painted) garage walls

## PLUMBING

Pex cross link plumbing system  
50 gallon hot water heater (3 FULL bath houses - 75 gallon tank)  
Laundry sink in a base cabinet w/Delta signature chrome faucet (per plan)  
Black undermount double equal granite composite kitchen sink w/garbage disposal  
Delta's 'Leland' brushed chrome pull-out kitchen sink spray head  
Square vanity sinks in master and powder, round in other bathrooms  
Delta's Lahara' bronze widespread faucets in master & powder  
Delta's Lahara' bronze centerset in other baths  
Elogated toilets throughout  
Tile shower walls with low-profile fiberglass pan in master bath  
Fiberglass shower or tub/shower units in other baths  
2 hose bibs (located at builders discretion)

## PAINT & STAIN

Walls and ceilings: Designer low-voc interior paint  
Doors and trim: Enamel paint

## ELECTRICAL & LOW VOLTAGE

Can lighting in kitchen, great room, downstairs hallways, master vaulted bedrooms.  
Decora light switches throughout  
Under cabinet lighting in the kitchen  
Switch plugs in the master bedroom and great room  
Freezer plug in the garage  
Christmas plug in the eave  
Hard wired smoke and carbon dioxide detectors (per code)  
Pre-wire for ceiling fan in the great room, bonus room and all bedrooms  
RG-6 cable outlets in the great room, den, bonus room and all bedrooms  
CAT-5 with cable outlets for internet streaming  
CAT-5 phone outlets in the kitchen, great room, and master bedroom  
Low voltage box panel for homerun of phones and cable (rough-in only)  
Pre-wire for surround sound in bonus and covered patio  
Security system pre-wired

## LIGHT FIXTURES

Surface mount fixtures upstairs hallway & bedrooms (exc. master vaulted bedrooms)  
Semi-flush or single bowl chandelier fixture in entry (per plan)  
Single bowl chandelier in nook or dining (per plan)  
Decorative exterior coach light fixtures on garage wings  
Flourescent lighting (per code)  
Keyless fixtures throughout the garage

*continues on back*

## **CABINETS**

Custom "Shaker" style (5-piece) Knotty Alder with Provincial stain  
1/2 moon drawer pulls and round cabinet door knobs  
Full extension drawer boxes  
3-1/4" crown molding  
Upper cabinets in the laundry room (above washer & dryer)  
2 custom built dresser towers in the master closet  
Approx. 36" tall base cabinets throughout (hall bath approx. 32")  
Decorative end panels  
Lazy susan in kitchen corner cabinet (if applicable)  
Decorative support legs on the kitchen island (if applicable)  
Wood mirror surrounds in the master bathroom and powder

## **DOORS, HARDWARE & MILLWORK**

Solid 2-panel knotty alder front door  
Schlage Accent style bronze interior door hardware  
Painted Carrera style hollow core interior doors (pantry is wood to match cabinetry)  
Den door(s) includes "1-light" full glass (per plan)  
Painted "Craftsman" style wrapped doors and windows  
Painted wood caps on all half walls  
Knuckle iron baluster stair railing system on the main floor  
Painted stair skirting  
Large stained grab rail on any interior staircase  
5-1/4" tall base downstairs with 3-1/4" base upstairs  
Paint grade shoe molding on all base in hard surface flooring areas  
Crown molding in all coffer ceiling areas

## **BATH ACCESSORIES**

Bronze towel ring per lavatory (if plan allows)  
Bronze bath tissue holder per toilet  
Bronze towel bar per bathroom (if plan allows)  
Custom cut mirrors in vanities (full length plus splash to under light)  
Thick frameless glass with swing door in the master bathroom  
Rain glass by-pass shower doors on other fiberglass shower units

## **APPLIANCES**

30" KitchenAid stainless steel gas cooktop  
30" stainless range hood  
30" single KitchenAid built-in convection wall oven  
KitchenAid stainless microwave built-in to cabinets with trim kit  
KitchenAid stainless steel dishwasher

## **HVAC**

Natural gas forced air 80% furnace  
Natural gas hot water heater  
Natural gas kitchen range  
Natural gas fireplace  
Manual damper on all 2-story homes  
Recessed dryer box in laundry rooms  
Add an extra gas line for a BBQ on rear patio  
Rough-in A/C (disconnect and coils included)

## **FLOORING & COUNTERTOPS**

Engineered hardwood flooring in entry, entry hall, kitchen, and nook  
Tile flooring in bathrooms and utility room  
Continuous filament carpet over 8lb pad everywhere else  
Granite slab counters with full height backsplash in kitchen  
Tile counters with 4-6" decorative backsplash in the bathroom and utility room

## **FLATWORK & LANDSCAPING**

Stamped concrete driveway, porches, and patios (some grades may require a deck)  
Front yard bark, lawn, shrubbery and irrigation

## **BALANCED LIVING FEATURES**

Low E high performance windows  
Low-VOC paint  
Recycled Cellulose blown-in insulation  
Certified "Green Label Plus" carpeting  
Energy Star appliances & lighting  
Effective insulation systems  
Tight construction & duct systems  
High efficient heating & cooling equipment

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