

STANDARD FEATURES

AT HARVEST RIDGE

FLOOR SYSTEM

- Boise Cascade 6000 Series
- 2 5/16" x 11 7/8" LSL Joists at 16" o.c.
- 3/4" T & G OSB
- Joist bridging & strapping

WALL SYSTEM

- Exterior wall 2" x 6" KD studs at 16" o.c.
- Interior walls 2" x 4" KD studs at 16" o.c.
- Plates are KD 2" x 4" & 2" x 6" premium lumber
- Engineered micro-lam on structural walls
- 7/16" OSB sheathing on exterior wall
- Engineered strapping at all wall connections
- Moisture barrier house wrap
- 5/8" firerock/full garage finish

ROOF SYSTEM

- Pre-engineered roof trusses at 24" o.c.
- 7/16" OSB roof sheathing
- 18" metal valley flashing
- 40 year dimensional architectural shingles complete with underlayment
- Insulation stops as per industry standard

WINDOW UNITS

- Pella/Andersen Windows (per plan – Builder discretion)

- Glazed low E sealed units (PVC)
- Casement units c/w operating hardware & screens

EXTERIOR DOOR UNITS

- Main door: 3' x 8' – Thermal Tru fiberglass (per plan)
- Rear door: 2' 8" x 6' 8" metal clad insulated 6 panel door (per plan)

INSULATION & AIR TIGHTNESS

- R-21 wall insulation
- R-49 blown ceiling insulation
- R-21 rim joists & R-30 cantilevers
- Envelope seal around windows, spray foam windows/doors
- 6 mil poly continuous seal on all insulated walls & ceiling
- Windows & doors sealed/flushed on exterior

DRYWALL

- 5/8" Ceiling board on house ceilings
- 1/2" Standard drywall on house walls
- Taped, sanded & sealed to a texture finish (per plan)
- Rounded cornerhead

PAINTING & STAINING

- Two coats premium paint

- Primer on walls & ceilings
- All ceilings textured finish SprayTex
- All interior trim work painted/stained (per plan)

ELECTRICAL

- 40 circuit panel c/w 200 AMP main breaker & necessary circuit breakers
- Smoke/carbon detectors – 1- year battery backup (as per code)
- Decora switches & plugs
- 3-4 USB outlets per plan
- One (1) exterior soffit plug
- All electrical as per standard code

PLUMBING

- One piece acrylic tub
- Custom poured shower base in master
- Blanco corian undermount kitchen sink
- White china basins
- Chrome/brushed nickel/oil rubbed bronze taps
- Comfort level toilets
- Toilets c/w slow closing seats
- 3" x 10" diffusers to match floor covering
- Tankless Hot Water Heater

EXTERIOR FINISH

- Stucco/stone/OSB lap siding (per plan)
- Prefinished continuous metal soffits, venting to attic
- Prefinished eavestroughing, downspouts & extensions

INTERIOR MILLWORK & ACCESSORIES

- Interior solid core doors
- Wood composite shelving in pantry & walk-in closets c/w closet rods
- Villa Qwik set latch sets
- Bathroom mirrors to suit vanities
- Oil rubbed bronze/satin nickel paper holders & towel bars

KITCHEN

- 3cm slab granite kitchen countertops
- Bevelled edge kitchen countertops
- Full tile decorative backsplash
- Alpine Cabinet Company
 - Paint grade and/or stained
 - Soft-Close drawers & doors with finishing hardware included
- Cunningham Appliances, Longmont CO
 - 5-burnner gas range
 - Double-Ovens (per plans)
 - Microwave
 - Refrigerator with ice & water in door
- Disposal

BATHROOMS

- 3cm slab granite counters
- Alpine Cabinet Company
 - Comfort height (36") vanity with Soft-Close drawers & doors with finishing hardware included
- Designer tile backsplash
- Tile floors
- Double sink in master bath
- Poured tile shower pan in master bath

- Master shower with filled tile surround
- Master tub either stand alone or garden tub (subject to plan)
- Fiberglass tubs (with pop-up drain assembly) and showers in all baths
- Porcelain vanity bowls in all bathrooms (with pop-up drain assembly)
- GFI wired bath receptacles
- Power vent ceiling fans with light in each bath
- Brushed nickel or bronze vanity lights
- 1.6 gallon porcelain elongated bowel toilets
- Finished drywal flange around tubs and shower

FLOOR COVERING

- West Point Design Center
- Engineered wood floors
- Custom tile
- Premium carpet complete with ½" – 8 lb. pad

AUDIO / VISUAL

- Dual CAT 6 & coax TV outlets included in Great Room & all Bedrooms
- Two CAT 5 telephone jacks per request only

NOTE: *No telephone jacks installed unless homeowner requests*

MISCELLANEOUS

- Minimum 92% High Efficiency Furnace
- 3 - ton AC compressor
- Humidifier
- Washer/Dryer hookups
- Active Radon System Installed

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