

# STANDARD FEATURES

## AT HARVEST RIDGE

### **FLOOR SYSTEM**

- Pacific Wood 5300 Series
- 2  $\frac{5}{16}$ " x 11  $\frac{7}{8}$ " LSL Joists at 16" o.c.
- $\frac{3}{4}$ " T & G OSB
- Joist bridging & strapping
- 3" x 10" diffusers

### **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
- $\frac{7}{16}$ " OSB sheathing on exterior wall
- Engineered strapping at all wall connections
- Moisture barrier house wrap
- $\frac{5}{8}$ " firerock/full garage finish

### **ROOF SYSTEM**

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

### **WINDOW UNITS**

- Milgard/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' –
- Rear door: 2' 8" x 6' 8" metal clad insulated 6 panel door (per plan)

### **INSULATION & AIR TIGHTNESS**

- R-25-26 wall insulation
- R-60 blown ceiling insulation
- R-30 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**

- $\frac{5}{8}$ " Ceiling board on house ceilings
- $\frac{1}{2}$ " 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
- All electrical as per standard code

### **PLUMBING**

- One piece acrylic tub
- Custom poured shower base in master (per plan)

- Blanco corian undermount kitchen sink
- White china basins
- Chrome/brushed nickel/oil rubbed bronze taps
- Comfort level toilets
- Tankless Hot Water Heater

## **EXTERIOR FINISH**

- Stucco/stone/OSB lap siding (per plan)
- Soffit vents per code
- Prefinished eavestroughing, downspouts & extensions

## **INTERIOR MILLWORK & ACCESSORIES**

- Interior solid core doors
- Wood composite shelving in pantry & walk-in closets c/w closet rods
- 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
- Milarc Cabinet Company
  - Paint grade and/or stained
  - Soft-Close drawers & doors with finishing hardware included
- Specialty Appliances, Fort Collins CO
  - Gas range
  - Double-Ovens (per plans)
  - Microwave
  - Refrigerator with ice & water in door
- Disposal

## **BATHROOMS**

- 3cm slab granite counters
- Milarc Cabinet Company
  - Comfort height (36") vanity with Soft-Close drawers & doors with finishing hardware included
- Designer tile backsplash

- Tile floors
- Two sinks in master bath
- Poured tile shower pan in master bath
- Master shower with 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 per code
- Brushed nickel or bronze vanity lights
- 1.6 gallon porcelain elongated bowl toilets
- Finished drywall flange around tubs and shower

## **FLOOR COVERING**

- West Point Design Center
- Engineered wood floors
- Custom tile
- Premium carpet complete with 1/2" – 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 (size per plan)
- Humidifier
- Washer/Dryer hookups
- Active Radon System Installed

