



## Standard Features

### SITWORK

Prep area of improvement for foundation  
Standard 900/375 septic system  
Landscape & Sod (bahia) up to 8000 sf  
Driveway and walks up to 1000 sf  
Well up to 100'

### STRUCTURAL

Engineered for applicable wind loads  
3000psi steel reinforced monolithic slab on compacted fill  
Exterior steel reinforced 8' concrete block walls and/or 8' 2x4" wood frame 16" oc with 7/16" OSB sheathing and Housewrap  
Interior 2x4 walls 16" oc  
Pre-engineered wood roof system 24" oc W/ 15/32" osb sheathing  
Baiting system for termite prevention

### ELECTRICAL

200 amp service  
Toggle switches  
Bath exhaust fans  
Smoke detectors wired with battery backup  
Exterior lights at all entries  
3 pre-wired phone and TV jacks  
Front door chime  
3 GFI exterior 110v duplex receptacles

### PLUMBING

Elongated china toilets  
Standard stainless steel kitchen sink  
Standard chrome Delta single lever faucets  
50 gal quick recovery water heater  
Recessed washer connections  
Recessed ice maker connection  
2 exterior hose bibs  
CPVC water lines and PVC waste  
Enameled steel tub at second bath  
Water supply connection up to 50'

### ROOFING

30 Year asphalt shingles  
Aluminum ridge vents  
Aluminum soffit & fascia, vinyl soffit at porch and entry

### HEAT & AIR CONDITIONING

Energy saving heat pump system w/14 SEER rating with emergency heat strip

Digital thermostat

Supply vents in all rooms & walk-in closets

### INSULATION

R-30 insulation at ceilings over conditioned area  
R-5.4 ridged foam exterior walls  
Poly foam sealer at all windows and exterior doors

### WINDOWS

Double insulated Low-E single hung vinyl

### DOORS & TRIM

Exterior doors fiberglass 6 panel 6'8" insulated core  
Interior doors masonite Colonist 6-panel colonial hollow core with 2 1/4" Colonial casing (painted)  
Colonial 3" base trim (painted)  
Brass lever style interior door hardware  
Deadbolt locksets on exterior doors keyed alike  
Steel raised panel garage door  
Closet Maid vinyl coated wire shelving at closets  
Tempered glass shower door at master shower

### CABINETS (allowance)

Wood kitchen and vanity cabinets  
Laminate kitchen and vanity tops  
Concealed cabinet hinges  
Full length vanity mirrors @ vanities

### FINISHES

Vinyl floors at kitchen, laundry, foyer, dining and bathrooms  
Ceramic tile walls at shower stall and bathtub walls  
Carpet all other conditioned rooms  
Interior walls and ceiling 1/2" drywall w/knock-down texture  
Concrete backer at all wet tile surfaces  
Custom wood window sills (painted)  
Interior paint 2 coats interior latex paint one color  
Textured cementitious coating exterior walls and/or vinyl siding  
Exterior paint one coat Sherwin William's "LOXON" primer and one coat flat latex Sherwin William's "SUPERPAINT"

### APPLIANCES

Electric 30" range  
Built in dishwasher  
Range hood

*At Classic Custom Homes, we not only use quality building materials, but we choose only the best craftsmen to work on your home! We might pay a little more to get quality workmanship, but we can afford to by keeping our overhead lower than the larger builders!*