

# Classic American Homes – Desert Springs – Phase II

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April 7, 2016

Features – Desert Springs, Phase II

## Exterior

- All stucco elevations
- Stucco Paint – Elastomeric Paint
- Accent color on “pull-outs” – front only
- Vinyl frame, double pane windows with “Low E” glass
- Front entry door 3’-0” by 6’-8” – Fiberglass door – several glass designs to choose from or no glass at all.
- Rear patio door – 5’-0” vinyl frame – same features as windows or 2’-8” full-lite door (double glaze). See plan for door type.
- Covered porch and patios - all plans
- Landscaping per plan
- Insulated garage door
- Garage door and front entry door to be painted accent color (exterior only)
- Matching exterior garage light (lights on both sides of garage door)

## Home Foundation

- Engineered post tension slab foundations
- All foundations designs by Soils Engineer
- Soils testing done on all subdivisions

## Framing

- Treated lumber on all exterior and interior wall plates
- Sill sealer on all perimeter wall plate
- Exterior framing at 16” O.C. (on center)
- Interior framing at 24” O.C. (on center)
- Interior framing at 16” O.C. if under 2<sup>nd</sup> floor
- Engineered roof trusses
- Engineered Floor trusses – all 2 story plans
- 7/16” O.S.B (oriented strand board) roof decking
- 5/8” tongue and groove floor decking

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### Roofs

- 30 year laminate roof shingles w/15lb. underlayment
- Concrete tile roof available as an upgrade on shingle roof plans

### Interior Entry

- Ceramic tile flooring at entry (16x16)
- Entry door lock with “Smart Key” feature (allows us to re-key your house after move-in)
- Electronic keyless lock at front entry door

### Kitchen

- Hardwood stained cabinets
- Staggered cabinets where possible
- Crown molding
- Corner wall cabinet w/decorative glass insert if plan allows
- Granite counter tops w/“ogee” edge
- Kitchen pantry storage
- 8” deep stainless steel sink - under mount
- Single lever kitchen faucet w/sprayer
- Garbage disposal
- Gas stove with sealed burners (integrated gas oven), micro hood, dishwasher (black/white or stainless steel)
- All appliances can be upgraded directly with our supplier
- Please ask about our incentive appliance package
- Water supply prep for refrigerator ice-maker – recessed box
- Ceramic tile flooring (16x16)
- Ceramic tile backsplash at kitchen (4x8)

### Interior Bath

- Hardwood stained cabinets – to match kitchen
- Plumbing fixtures same color as kitchen
- Bath accessories same color as door hardware
- Granite vanity tops – ogee edge - at all baths - w/under mount sink - **This feature available only on starts after December 01, 2014.**
- “Picture Framed” mirrors
- Ceramic tile flooring (16x16)

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- Elongated commodes w/dual flush
- Tub w/ceramic wall tile at bathrooms (12x12 ceramic)
- Garden tub w/ceramic wall tile at master bathroom (most plans) (12x12 ceramic)
- Separate walk-in shower with ceramic wall tile (select plans) (12x12 ceramic)
- Shower enclosure same color as door hardware

### Plumbing

- CPVC plumbing used throughout (copper required by city code at specific connections)
- 2 Hose bibs (located at rear and side) – Frost free
- Gas hookup for water heater and furnace

### HVAC

- Refrigerated air conditioning
- Two separate systems for 1<sup>st</sup> & 2<sup>nd</sup> floor on floor plans above 1650 sq. ft.
- Furnace in “attic” space – select plans
- Programmable thermostat
- Additional return vents at all bedrooms for air circulation
- Exhaust fans at all baths – commode area

### Electrical

- Minimum 200 amp service
- Garage door opener w/2 controls
- Two ceiling fans – living area, m/bedroom (electric rough-in and brace in remaining bedrooms, study, loft – if applicable)
- Smoke detector at all bedrooms
- Combination carbon monoxide/smoke alarm outside sleeping areas
- Light packages – 3 colors to choose from – upgrades available directly with our supplier
- 220v outlet for electric dryer
- Recessed lighting at kitchen
- Rocker light switches
- 5 cable outlets/1 telephone jack **(this feature was revised on starts after December 01, 2014)**

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## Interior Trim/Doors

- Lever lock Door hardware – brushed nickel or oil rubbed bronze
- Privacy locks at bedrooms and baths
- Spacious walk-in closets at all master bedrooms – see plan for details
- Most plans have one wall with double rod/shelf – see plan for details
- Spindle wall at stairway

## Insulation

- R-13 wall insulation, R-30 ceiling insulation
- Perimeter walls insulated (interior walls-no insulation)

## Drywall/Paint (Interior)

- Rounded interior corners at select areas
- Brocade ceilings throughout
- Semi-gloss paint at kitchen and baths
- Paint - several colors to choose from
- Interior door design – Classique

## Flooring - Carpet

- Carpet 100% nylon –several colors to choose from
- Carpet pad – 3/8” thickness
- Carpet pad upgrade available to 1/2”

## Miscellaneous

- Pre wired for security systems
- Pre-wired for surround sound at family room
- Upgrades on pre-wire available directly with supplier
- Perimeter rock walls at rear yard
- Mini blinds included on all major windows
- Door chimes – two story homes have one on each floor