

Classic American Homes – Artcraft Estates

July 27, 2017

Features – Artcraft Estates

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 8’-0” – Fiberglass door ***IF PLAN PERMITS**
- Rear patio door – 5’-0” vinyl frame – same features as windows or 2’-8” full-lite door (double glaze). See plan for door type and size.
- 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 (light on both sides of garage door)

Home Foundation

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

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 2nd floor
- Engineered roof trusses
- Floor trusses
- 7/16” O.S.B (oriented strand board) roof decking
- 3/4” tongue and groove floor decking

Roofs

- Partial concrete tile roof
- Flat roof elevations

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Interior Entry

- Ceramic tile flooring at entry
- Entry door with electronic keyless lock and “Smart Key” feature (w/“Smart Key” technology)

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
- Single lever kitchen faucet w/sprayer - Moen
- 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
- Ceramic tile backsplash at kitchen w/ mosaic strip

Interior Bath

- Hardwood stained cabinets – same color as kitchen
- Plumbing fixtures same color as lighting package
- Bath accessories same color as door hardware
- Granite vanity tops at all baths
- “Picture Framed” mirrors
- Ceramic tile flooring
- Elongated commodes w/dual flush
- Standard tub w/ceramic wall tile at secondary bathroom w/mosaic strip design
- Garden tub w/ceramic wall tile at master bathroom
- Separate walk-in shower with ceramic wall tile (select plans) w/mosaic strip design
- Shower enclosure same color as door hardware
- “Vessel” bowl powder room vanity, with upgraded lavatory faucet – *powder room only
- *Above bowl and faucet available as an upgrade in other bathrooms*

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Plumbing

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

HVAC

- Refrigerated air conditioning
- Furnace in “attic” space – select plans
- Programmable thermostat
- Additional return vents 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 on remaining bedrooms, loft, office, etc.)
- Smoke detector at all bedrooms
- Combination carbon monoxide/smoke alarm outside sleeping areas
- Light packages – 2 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 jacks

Interior Trim/Doors

- Door hardware to be lever locks – 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
- Wrought iron spindles at stairway – select plans

Insulation

- R-13 wall insulation, R-30 ceiling insulation
- *If required (based on permit receive date) Insulation to meet energy code requirements

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- 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 100% nylon –several colors to choose from
- Carpet pad – 3/8” thickness
- Carpet pad upgrade available to ½”
- Ceramic floor tile at high traffic areas (per plan)
- Ceramic “wood plank” tile at family room (per plan)

Miscellaneous

- Pre wired for security systems and pre wired for surround sound at family room
- Upgrades on pre-wire available directly with supplier
- Perimeter rock walls at rear yard
- Custom made shutters – front elevation only (per plan)
- *Custom made shutters throughout - available as an upgrade*
- “Faux Wood” blinds included on all major windows throughout rest of house
- Door chimes – 2 story plans have one door chime per floor
- “Stamped” concrete driveway
- 110v electrical outlet w/conduit at family rm. for future connections (5.5 ft. a.f.f.)
- Crown molding at family room ceiling – **if plan allows – see plan for details**
- “Frame” shelving at garage walls – per plan

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