

# Classic American Homes – Enchanted Hills Unit 3

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May 25, 2017

Features – Enchanted Hills Unit 3

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

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### Roofs

- Concrete roof tile standard on “pitch” roof (no cultured stone)
- Partial concrete tile roof on “flat” roof houses (includes cultured stone)
- 30-year roof laminate roof shingle w/15 lb. underlayment available upon request

### 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

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- 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

### 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

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### 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

### Insulation

- Insulation to meet Energy Code Requirements
- 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)

### 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
- “Faux Wood” blinds included on all major windows
- Door chimes – 2 story plans have one door chime per floor
- 110v electrical outlet w/conduit at family rm. for future connections (5.5 ft. a.f.f.)

**Classic American Homes reserves the right to modify, change, discontinue or alter any feature without notice. Although not anticipated, these changes can occur while the house is under construction. By signing below, I/we acknowledge that I/we have read and understood above disclaimer.**