

Classic American Homes – Villas de Socorro

Standard Features

February 1, 2022

Exterior

- All stucco elevations
- Elastomeric Paint used for stucco
- Accent color on “pull-outs” (front elevation only)
- Vinyl frame, double pane windows with “Low E” glass
- Front entry door 3’-0” by 6’-8” (Solid Fiberglass door)
- Rear patio door 2’-8” full-lite door (double glaze).
- Covered porch and patios (all plans)
- Front Yard Landscaping
- Insulated garage door

Home Foundation

- Engineered post tension slab foundations
- All foundations designed by Soils Engineer
- Soils Tests conducted on all lots

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)
- Engineered roof trusses
- 7/16” O.S.B (oriented strand board) roof decking

Roofs

- 30-year laminate roof shingles w/15lb. underlayment

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Interior Entry

- Ceramic floor tile at entry
- Entry door lock with “Smart Key” feature (allows us to re-key your house after move-in)

Kitchen

- Hardwood-stained cabinets
- Crown molding
- Granite counter tops w / ”Square” edge
- Kitchen pantry storage (most plans)
- 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)
- All appliances can be upgraded directly with our supplier
- Water supply prep for refrigerator ice-maker – recessed box
- Ceramic tile flooring

Interior Bath

- Hardwood-stained cabinets – same color as kitchen
- Plumbing fixtures chrome
- Cultured marble vanity tops at all baths
- Ceramic tile flooring
- Elongated commodes
- Ceramic wall tile at tub/shower

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Plumbing

- PEX plumbing used throughout (copper required by city code at specific connections)
- 2 hose bibs, with anti-freeze protection (located at side and rear)
- Gas hookup for water heater and furnace

HVAC

- Refrigerated air conditioning
- Programmable thermostat
- Additional return vents for air circulation
- Exhaust fans at all baths & commode area

Electrical

- Minimum 150-amp service
- One ceiling fan - living area (electric rough-in and brace on bedrooms and loft – if applicable)
- Smoke detector at all bedrooms
- Combination carbon monoxide/smoke alarm outside sleeping areas
- Lighting package includes Brushed Nickel fixtures (upgrades available directly with our supplier)
- 220v outlet for electric dryer
- 4 cable outlets/2 telephone jacks

Interior Trim/Doors

- Door hardware to be lever locks
- Privacy locks at bedrooms and baths
- Spacious walk-in closets at all master bedrooms

Insulation

- R-15 wall insulation and R-30 ceiling insulation
- *If required (based on permit receive date) Insulation to meet Energy Code requirements
- Perimeter walls insulated (interior walls-no insulation)

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Drywall/Paint (Interior)

- Brocade ceilings throughout
- Semi-gloss paint at kitchen and baths
- Several paint colors to choose from

Flooring

- 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
- Upgrades on pre-wire available directly with supplier
- Perimeter rock walls
- Mini blinds included on all major windows
- Door chimes – 2 story plans have one door chime per floor

Please read below:

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.
