

SPECIFICATIONS AND STRUCTURAL INFORMATION

Note: Specifications are subject to change or comparable substitutions made without notification.

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**ARCHITECTURAL & ENGINEERING SERVICES:**

(Price varies with house and location, and is not included in base price of the house)

- Design Drafting and Construction Plan Generation (Blueprints)
- All necessary structural and seismic (earthquake) engineering analysis for compliance under the Uniform Building Code and International Building Code
- Individual State Plan and Design Engineering Analysis and Approval if required.

**STRUCTURAL FLOORING:**

**Standard:** ● Engineered Micro lam LVL rim joist with 9 ½" TJI engineered floor joists, 16" on center ([www.cwc.ca/products/EWP/LVL](http://www.cwc.ca/products/EWP/LVL) )

- Underlayment Sheeting of ¾" tongue-in-groove OSB, glued and nailed
- Under vinyl areas, 3/8" A/C plywood sub floor on top of ¾" sub floor as above
- Engineered Floor Trusses

**Upgrades:**

**WALLS:**

**Standard:** ● 2"x6" Exterior , 8' high, 16" on Center  
● 2"x4" Interior , 8' high, 16" on Center, with 2"x6" interior plumbing walls  
● Exterior walls sheeted with 7/16" OSB sheeting, glued and nailed and/or stapled as per engineering specifications double top plates and single bottom plate

**HEADERS:**

**Standard:** ● 2" x 10" Headers extending 6" on each side of window for backing of window treatments  
● Door and opening headers double 2"x10" DF on bearing walls

**ROOF/TRUSSES :**

**Standard:** ● Engineered roof trusses with 5/8" OSB sheeting to 30 lb. PSF Live load.  
● 3 ½ / 12 or 4/12 roof pitch.  
● Eave overhang: 12" with 12" on gable ends and 2"x6" fascia. Gable roof standard.

**Upgrades available :**

- 5/12 , 6/12 , 7/12 , 8/12 , Flat
- Cap truss
- Hinge truss
- 24" eave overhang
- Hinge eave
- Hip roof
- Dormers # \_\_\_\_\_ Locations: \_\_\_\_\_
- Live Snow Load \_\_\_\_\_

**CEILINGS :**

**Standard:** ● 8' interior ceiling height

**Upgrades:** ● Vaulted or Cathedral: Location: \_\_\_\_\_  
● 9' , 10' (delivered without trusses already set) Location: \_\_\_\_\_  
● Tray or Coffered Location: \_\_\_\_\_  
( [www.hardwood.org/display\\_article.asp?subID=61](http://www.hardwood.org/display_article.asp?subID=61) )

**WALL BACKING:**

**Standard:** ● Reinforcement blocking for towel racks, toilet paper holders before sheet rock  
**Upgrades:** ● Reinforcement blocking for handicapped bars in bathroom walls

**PLANT SHELVES:**

**Not Standard:** ● Partial walls or windows in walls as per customer  
● Upgrade Locations and detail: \_\_\_\_\_

**INSULATION:**

**Standard:** ● Corning: R-38 blown-in in ceilings, R-19 batts in the exterior walls, R-19 batts in the floor ( [www.owenscornin](http://www.owenscornin.com) see products)

**Upgrades:** ● R-38 double batts in the ceiling  
● R-22 Blown in Exterior Walls  
● R-50 Blown in or Cellulose

**VAPOR BARRIER :**

- Standard:**
- Tyvek House Wrap, or equivalent, to seal out air and moisture infiltration while allowing structure to "Breathe" ( [www.tyvek.com](http://www.tyvek.com) see construction)

**ROOF COVER:**

- Standard:**
- Impregnated Felt: 15# Tamko UL Felt or equivalent
  - Ice & Water Shield: Tamko Moistureguard Plus or equivalent ( [www.tamko.com](http://www.tamko.com) )
  - Shingles: GAF Timberline 30 year Warranty Architectural Shingle (Asphalt Composite) or equivalent, 70 mph wind tolerance ( [www.gaf.com](http://www.gaf.com) see residential)
  - Color Choice:\_\_\_\_\_
  - Turtle vents: Standard: Contractors Choice
  - Drip Edge: Standard: White aluminum 90 degrees
- Upgrades:**
- 40 year GAF Timberline Ultra or Equivalent
  - Metal Roofing
  - Cedar Shake
  - Shingle over bay window
  - Shingle over bow window
  - Shingle Dormers
  - Note: Where no roofing is furnished, roof will require ice and water shield cover for weather protection.

**WINDOWS:**

- Standard:**
- White extruded Vinyl Dual Pane Insulated Units with Energy Efficient Low- E Glass
  - Available in Horizontal Sliders, Fixed Picture, Sliding Doors
  - By: Window Products, Inc. ( [www.windowproducts.com](http://www.windowproducts.com) or [www.cascadewindows.com](http://www.cascadewindows.com) )
  - White Color
- Upgrades:**
- Decorative Styles\_\_\_\_\_
  - Single Hung
  - Casements
  - Almond Color
  - Bronze Color (no fade warrantee available)
  - Various Grid Patterns ; 9 Pane\_\_\_Prairie\_\_\_Other\_\_\_\_\_
  - French Doors
  - French Doors with internal blinds

**PLUMBING SYSTEM:**

- Standard:**
- Vanguard Pex water supply system, sized per home ( [www.vanguardpipe.com](http://www.vanguardpipe.com) )
  - ABS Waste and Vent System
  - 40 Gallon Natural Gas Water Heater by Rheem Guardian Professional or Rheem Fury ( [www.rheem.com](http://www.rheem.com) )
- Upgrade:**
- Copper water supply system
  - Manifold Control Panel ( [www.vanguardpipe.com](http://www.vanguardpipe.com) )
  - 50 Gallon Water Heater
  - 75 Gallon Water Heater
  - Multiple Water Heaters
  - Propane or Electric Water Heater in various capacities
  - In house fire sprinkler systems

**ELECTRICAL SYSTEM:**

- Standard:**
- 2 phone jacks and 2 cable TV outlet jacks
  - 12 gauge wire throughout with 14 gauge wire for Smoke Detectors only; 8 gauge for A/C & Range; 10 gauge for
  - Telephone cable: Cat 5E
  - Cable/Satellite: RG-6
  - 800-1600 s.f. house- 125 amp. Standard service
  - 1600+ s.f. house- 200 amp Standard service
  - Meter Base and Breaker Panel by Square D, Cutler Hammer, GE or Siemens
- Upgrades:**
- Additional Plugs\_\_\_\_\_ & TV Jacks\_\_\_\_\_ Where:
  - Leviton "Smart Panel" ( Centralized Control Center for Entertainment, security, phone, data, networking , etc.) ( [www.leviton.com](http://www.leviton.com) )
  - "Future Proof" with conduit to all plugs for future wiring changes
  - Carbon Monoxide Detector hard wired into smoke detectors

**HEATING & COOLING SYSTEM (HVAC):**

- Standard:**
- 80% Efficiency forced air natural gas central heating system by Rheem, or Bryant ( [www.rheem.com](http://www.rheem.com) or [www.bryant.com](http://www.bryant.com) )
- Upgrades:**
- 90% Efficiency forced air natural gas system
  - Propane Furnace conversion
  - Electric Baseboard Heaters
  - A/C ready furnace
  - Complete A/C system

- Swamp Cooler
- R.I. only for Swamp cooler

**EXTERIOR SIDING:****Standard:**

- Norandex Woodsman Select Premium Vinyl siding with Lifetime Fade Warranty or Alside Odyssey Series ( [www.norandex.com](http://www.norandex.com) or [www.alsides.com](http://www.alsides.com) )

- 4" or 5" available
- Lap or Dutch Lap Style available
- Body Color Desired: \_\_\_\_\_
- Facia & Soffit: White Aluminum vented

**Upgrades:**

- Stucco Body Color: \_\_\_\_\_ Trim Color: \_\_\_\_\_ ( [www.awci.org/senergy](http://www.awci.org/senergy) )
- Stucco Prep
- Brick Prep
- Hardi-Plank Lap Siding (Sentry or Certainteed) BodyColor: \_\_\_\_\_ Trim: \_\_\_\_ ( [www.norandex.com](http://www.norandex.com) see Jame siding)
- Synthetic Stone Type: \_\_\_\_\_ Color: \_\_\_\_\_ ( [www.harrystone.com](http://www.harrystone.com) )
- Log Veneer
- Cedar Siding
- Colored Facia & Soffit & Drip Edge:
  - Almond
  - Bronze (no fade warranty available)
- Garage: \_\_\_\_\_

**SHEETROCK OR DRYWALL:****Standard:**

- ½" Gypsum drywall at ceiling lids and walls, glued on ceilings and exterior walls, with greenboard in wet areas
- Nailed/screwed, taped, floated
- Texture: Light orange peel on walls with French Lace knock-down texture on ceiling
- 5/8" Gypsum wallboard

**Upgrades:****INTERIOR TRIM PACKAGE:****Standard:**

- Painted 2 ¼" Colonial molded door casing
- Painted 3 ¼" Colonial molded Baseboard
- Painted Wooden MDF Window Sills with trim-out

**Upgrades:**

- Stain Package:
  - Location: \_\_\_\_\_
- Hardwood Trim:
  - Location: \_\_\_\_\_
- Larger Trim: Location & Size: \_\_\_\_\_
- Cultured Marble window sills ( [www.whitewaterinc.com](http://www.whitewaterinc.com) )
- Solid Surface (Corian) window sills ( [www.dupont.com/corion](http://www.dupont.com/corion) go to Colors of Corian)
- Fluted casing with Rosettes on corners Location: \_\_\_\_\_

**PAINT:****Standard:**

- Kwal-Howell Paints and Stains – Color: White Solitude( [www.kwalhowells.com](http://www.kwalhowells.com) )
- One color on all walls, ceilings, trim, doors, sills: Color # \_\_\_\_\_

**Upgrades:**

- White exterior Doors
- Two Tone Paint: Colors: \_\_\_\_\_
- Three Tone Paint: Colors: \_\_\_\_\_
- Stain Package Throughout: Color \_\_\_\_\_
- Exterior Doors & Garage Doors Contrast: Color \_\_\_\_\_

**DOORS:****Standard:**

- Exterior:
  - Steel Insulated 6 panel Doors by Thermo-Tru with deadbolt & locksets by Weiser in Huntington or Phoenix; or Sc Georgian or Orbit ( [www.thermo-tru.com](http://www.thermo-tru.com) , [www.weiserlock.ca](http://www.weiserlock.ca) , [www.consumer.schlage.com/main/pr](http://www.consumer.schlage.com/main/pr) )
- Interior:
  - Hollowcore six panel Colonial Style with round knobs by Weiser/Schlage
- Closets:
  - Colonial Ball-Catch (Swing out) Closet Units ( [www.masonite.com](http://www.masonite.com) see molded panel series)

**Upgrades:**

- Decorative Exterior Wood or Fiberglass Doors, with or without Sidelights
- French Doors
- French Doors with internal blinds
- Decorative Exterior Steel Doors with Glass Inserts, with or without Sidelights
- Pocket Doors
- Upgraded Sliding Doors

- Colonial Closet Bifold Units
- Colonial By-Pass (Sliding) Closet Units

**LIGHTING FIXTURES: Lights****Standard:**

- Interior & Exterior Lighting fixtures by Thomas, Lithonia, Halo  
California Only: Title 24 compliant florescent fixtures in baths & kitchens

**Upgrades:**

- Recessed Can Lights  
Locations: \_\_\_\_\_
- Under-eave exterior spot lights  
Location: \_\_\_\_\_
- Under cabinet or top of cabinet lighting  
Type: \_\_\_\_\_
- Specialized Fixtures  
Location: \_\_\_\_\_
- Ceiling Fans  
Location: \_\_\_\_\_
- Track Lights  
Location: \_\_\_\_\_

**Note: If fixtures are deleted, there would still be a charge to install porcelain bases to test electrical**

**CABINETS:****Standard:****Cabinets | Kitchens | Bathrooms | Storage | Doors**

- 31" upper cabinet, Solid Face Oak Cabinets with melamine lining by QualityCraft
- Chateau: Square Picture-Frame Style with Flat Center
- Oak or Knotty Alder
- Stain: Natural, Light, Medium, Dark
- Crown Molding along top of cabinets

**Upgrades:**

- Available in Maple, Cherry, White, Birch, Hickory , \_\_\_\_\_  
Stain Preference: \_\_\_\_\_
- Door Style:  
Colonial: Picture Frame with raised center  
Cathedral Chateau: Top arched, flat center  
Double Cathedral Chateau: Top & Bottom arched, flat center  
Cathedral: Top arched, raised center  
Double Cathedral: Top and Bottom arched, raised center  
Flat Cabinet Door with rounded edges  
White Laminate: White Laminate Flat Door
- Options:  
42" Upper Cabinets  
Back of Door Spice Rack Location: \_\_\_\_\_  
Appliance Garage SQ. \_\_ Corner \_\_ Location: \_\_\_\_\_  
Knick-Knack Shelf  
Roll Out Shelves Location: \_\_\_\_\_  
Slotted Vertical storage Location: \_\_\_\_\_  
Bread Board  
Broom Closet or Pantry  
Sink Tip-Out Trays  
Grid or Glass Doors  
Raised Height Location: \_\_\_\_\_  
Desk  
Custom Cabinets

**COUNTERTOPS:****Standard:**

- Wilsonart Laminate tops with oak beveled edge ( [www.wilsonart.com/laminate](http://www.wilsonart.com/laminate) )
- Kitchen: Color: \_\_\_\_\_
- Bath 1: Color: \_\_\_\_\_
- Bath 2: Color: \_\_\_\_\_
- Bath 3: Color: \_\_\_\_\_

**Upgrades:**

- Corian or Equivalent Solid Surface \_\_\_\_\_
- Granite \_\_\_\_\_
- Ceramic Tile \_\_\_\_\_
- Cultured Marble (Bathrooms/Laundry only) \_\_\_\_\_

**PLUMBING FIXTURES: Plumbing Fixtures****Standard:**

- Elongated Toilets by American Standard or Crane  
Option: Round bowl toilets
- Lavs (bathroom china bowls) by American Standard or Crane
- Tubs- Americast White Tub

**Upgrades:**

- Kitchen Sinks:  
Stainless Steel by Dayton or White Composite by Americast
- Colored Fixtures: Locations/colors:\_\_\_\_\_
- Jetted or Non-Jetted Garden Tubs: Location:\_\_\_\_\_
- Cast Iron Tub: Location:\_\_\_\_\_
- Self Formed Corian Kitchen Sink: Type:\_\_\_\_\_
- Pedestal Sink: Location:\_\_\_\_\_
- Self Formed Cultured Marble Lavs: Location:\_\_\_\_\_
- Tub Step(s): Type:\_\_\_\_\_
- Tub Skirt: Type:\_\_\_\_\_

**TUB/SHOWER SURROUNDS:****Standard:**

- Cultured Marble tub surrounds 12" above tub, white on white
- Cultured Marble shower surrounds, white on white ( [www.whitewaterinc.com](http://www.whitewaterinc.com) )

**Upgrades:**

- Colored cultured marble:\_\_\_\_\_
- Corian tub or shower surrounds, tub skirts, steps
- Ceramic Tile tub or shower surround, tub skirts, steps
- Natural Stone with sealer
- Sliding Glass Tub Door Enclosure
- Glass Shower Door Enclosure

**FAUCETS:****Standard:****Faucets**

- Moen, Chateau style single handled chrome finish in sinks, tubs, showers
- Moen Single handled Kitchen faucet with sprayer, chrome finish ( [www.moen.com](http://www.moen.com) )  
Kit: # 7460; Lav:# 4621; Shower:# 2356; Roman Tub:# 6980;Tub/Shower:# 2353; Laundry: # 4998; Bar:# 499

**Upgrades:**

- Other Moen styles : \_\_\_\_\_
- Other finishes: (All finishes not available in all styles)  
Chrome/Polished Brass  
Polished Brass  
Sand  
Glacier  
Bronze  
Copper  
Nickel  
Satine  
Platinum  
Classic Gold  
Black Opal  
Chrome/Porcelain  
Antique Gold

**APPLIANCES:****Standard:**

- Electric Range , 30" Standard Clean with clock/timer, Hotpoint, GE, Whirlpool or Frigidiaire
- Range Hood, 30" Broan, non-ducted
- Dishwasher, Hotpoint, GE, Whirlpool or Frigidiaire
- Disposal: ½ H.P. Badger
- Ice Maker Rough-In only (appliance not included)

**Upgrades:**

- Self Clean Oven
- Refrigerator
- Gas Range (requires gas line installation)
- Washer/Dryer
- Washer/Dryer Rough-In
- Wall Ovens
- Cooktop
- Vented Range Hood

**FLOORCOVERINGS:****Standard:**

You will be directed to a local Pro-Source Warehouse, or a Wholesale Flooring Source in Utah , or given an allowance.

**Upgrades:**

- Vinyl Flooring in Wet Areas and by Entry Door (Type 1) FHA approved, no wax vinyl by Congoleum (Valufloor serie Armstrong (Initiator series), or Mannington (Vega II series) ([www.congoleum.com](http://www.congoleum.com), [www.armstrong.com](http://www.armstrong.com), [www.mannington.com](http://www.mannington.com) look for resilient residential sheet vinyl. Current colors and styles are online for vinyls)
- Carpet in Balance of house, one color, with 7/16" 6 lb. rebond pad, FHA approved Shaw or Mohawk carpets (Type 1)
- Upgraded carpets:\_\_\_\_\_
- Upgraded pad:(6 lb. ½"\_\_\_\_)(7 lb. 7/16"\_\_\_\_)(7lb. 1/2"\_\_\_\_)(8 lb. 7/16"\_\_\_\_)(8 lb. ½"\_\_\_\_)
- Ceramic Tile Flooring\_\_\_\_\_
- Pergo or Pergo-type laminate flooring:\_\_\_\_\_

- Hardwood Flooring: \_\_\_\_\_
- Stone Flooring (Slate, Marble, etc.) \_\_\_\_\_
- Different Carpets in Different Rooms: \_\_\_\_\_

**MISCELLANEOUS:****Standard:**

- Towel bars and Toilet Paper Holders: Contractor's Choice
- Mirrors: Contractor's Choice Flat Wall Mounted

**Upgrades:**

*To be determined by homeowner*

- Handicapped Bars: Contractor's Choice
- Fireplace: **(see samples)** \_\_\_\_\_
- Wood Stove \_\_\_\_\_
- Bookshelves Location: \_\_\_\_\_  
Painted  
Stained
- Medicine Cabinet:  
Inset medicine cabinet to side of bath vanity

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