

Standards & Specifications

Quality Assurance

In office service department (not outsourced to a 3rd party)
5-year insured transferable structural home warranty
2-year mechanical, plumbing, electrical transferable warranty,
Quality assurance inspection performed at 4 different phases of construction
Customer Orientation before closing
Weekly contact from builder

Site

Site evaluation before construction
Property boundary survey
Building permits
Temporary power pole and utility usage during construction
Water meter
50' of underground electrical
50' of water line
Debris removal
Blueprint copies
Builders risk insurance

Foundation

3,000 PSI concrete slab foundation
Pre-Treat for termites

Quality Construction

On-site, stick-built construction
All framing to International Residential Code requirements
Treated sill plates on continuous mastic, anchored to slab by 5/8" x 10" up lift resistant bolts
2 x 4 premium wall studs at 16" on center
Double top plate with Hurricane Clips at every rafter
All continuous windstorm 7/16" composite storm panel sheathing. (No Styrofoam board)
Tyvek water barrier house wrap
Self adhesive water proof flashing for windows and doors applied over house wrap
2 x 6 ceiling joist at 16" on center
2x 6 roof rafters at 24" on center
1/2" roof sheathing with 30# felt and aluminum spacing clips

Window & Doors

Mayfair Low E, double glazed, insulated, high performance, with screens
Atrium vinyl, double glazed, insulated low E, with tilt in sash and screens. As per plan
Insulated Metal entrance doors, per plan
Fiberglass insulated entrance doors, per plan
Kwikset locks
All entrance doors are keyed alike
Deadbolts on all exterior doors

Exterior

Vinyl, Insulated Vinyl, Brick, Stucco, finishes as per plan
Low maintenance vinyl soffit with continuous perforations for improved attic ventilation
Low maintenance aluminum fascia
Vinyl, Insulated Vinyl, Hardie, Brick, Stucco, locations as per plan
Customer choice of top brands of brick
Non-Operable shutters on front of home per elevation
Amarr 18' x 7 steel panel garage door per plan
Automatic garage door opener with safety sensor and remote controls on all garage doors
30-year, algae resistant, dimensional roof shingles over 30lb felt, per plan
20-year algae roof shingles over 30lb felt, per plan
Shingle-over type continuous ridge vent, or turbine ventilator as per plan
Exterior landing at exit doors as required

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Energy-Efficient Construction

R-13 wall insulation, R-30 in sloped ceilings, R-30 blown insulation in flat ceilings
Polyseal application to reduced air infiltration & improved energy efficiency
A/C openings sealed at drywall penetrations
Attic ventilation with combination of ridge vents and soffits vents
Double insulated, clear low E windows

Electrical

200-amp electrical service
All copper wiring inside home
Minimum # 12 copper wire on wiring circuits
G.F.C.I. protected exterior electrical outlets front and back
Front and back door bell included
Electrical smoke detectors at every level and in every bedroom with battery back-up
Phone and TV jacks in every room
Exhaust fans in all bathrooms and utility that vent to outside of home, not attic

Plumbing

PEX plumbing per specification

Heating & Cooling

Electric furnace
13 SEER high efficiency air conditioning equipment
Energy saving programmable thermostat
Duct connection sealed with mastic
Two independent A/C systems on two story homes

Interior

Drywall nailed and screwed 1/2" on walls and 1/2" on ceilings
Drywall finished with smooth finish
Moisture resistant drywall at wet openings
Customer choice of paint selection, 2 color and 2 coats
Customer painted millwork package using 3-1/4" casing, 5-1/4" base,
Door stops at all doors
MDF shelving in all closets, pantries and linen closets
Pre move-in cleaning and removal of construction debris
Real Wood custom built staggered height cabinets, Oak or paint grade, optional cypress, alder, maple

Selections on all interior items:

We have an in house design center with fixtures, cabinets, flooring, paint colors, etc where all selections can be made with an experienced design consultant.

Interior finishes your choice per custom plan with a variety of options: Vinyl, Ceramic Tile, Granite, Wood Laminate, Engineered Wood Bamboo, Maytag Appliances, Delta Faucets, Attractive lighting selections by style, and more.