

General	Hard Bid that never changes. The Price we quote is the Price you Pay.
	In House Architect allows modifications
	In House Interior Design Consultant to assist with Selections
	Full Time in House Service department for warranty concerns
	Build from our plans or yours
	Design Center with options in one location
	Established local trades that exceed industry standards in Professionalism & Quality
	Five year structural warranty with the Louisiana New Home Warranty Act
Site	
	Quality Assurance Department does 4 inspections during construction
Foundation	
	Architecturally designed foundation with exterior and interior footings
	Over 10 year EPA approved Termite treatment
	4" slab with #6 mesh, 1/2" rebars
	Exterior Footings: 16" wide at brick, 12" wide at vinyl siding
	Form slab up with 2 x 12 form board. Top of slab is approximately 12" above grade
	Grounding electrode system for slab
	Approximately 3,000 PSI Concrete for Slab
Framing	
	On Site Construction
	Both interior/exterior walls framed 16" on center
	Rafters spaced 24" on center or per plan
	Joist spaced 16" on center or per plan
	2x4's #2 Pine for exterior & interior sole plates, studs, top plates. Sole plates are treated
	Double Top Plates
	"Hurricane Clips" anchored to every rafter
	"Windstorm Panels" surrounding the house to allow for continuous load bracing (above industry standards)
	Tyvek Barrier house wrap over exterior sheathing
	OSB Roof sheathing with aluminum clips
	Solid Sheathing above carport or garage for extra storage in attic (storage solution) per plan
Exterior Surfaces	
	Brick & Hardi-Plank (Brick is typically 50% of all exterior walls)
	Low maintenance and no rot aluminum fascia with triple hidden vinyl soffit and T-1-11 Pine overhead at porches
	Ridge vents and/or turbine vents and continuous perforated triple hidden vinyl Soffit for proper attic ventilation as plan allows
Windows	
	Screens for operable windows
	Internal grids in windows
Doors	
	Fir Wood Front Door Stained with Wood Brick Mold
	Insulated Metal Rear Door has one lite w/full composite no rot brick mould
	Insulated Metal Door to Garage
	8' Min. Door Height on Plans over 1800 Sq. Ft.
Garage Doors	
	Amarr Oak Summit Collection Garage Doors- per plan with 2 automatic openers
	Garage door decorative hardware
Roofing	
	Architectural High Definition 30 year roofing shingle on felt
Other Exterior Items	
	Tvek waterproof flashing on every window and door
	Galvanized metal flashing designed by Architect per plan
	2-3 Hose Bibs per plan
	Exterior post are 8x8 cedar per plan
	Shutters are Fixed board & batt painted w/ metal S tie backs on front elevations
	3 exterior waterproof electrical outlets per plan
Insulation	
	R-13 Batt Insulation in all exterior walls
	R-30 blown insulation in attic
	R-6 Insulated Flex Duct on A/C and heating systems
	Polyfoam Sealant around all windows, under every sole plate & penetration
Heating & Cooling	
	14 Seer AC and Heating with Programmable Thermostat with Gas Furnace
	10 Year Parts Limited Warranty when AC is registered
	Chlorine-free R-410A Refrigerant
	Quiet Operation Features Included
	Inside unit has emergency cut off switch and emergency pan that drains to outside
	Outside unit sits on a concrete slab
	Duct connections sealed and taped
	All appliances and bathroom vent to outside
	Exhaust fans for bathrooms, kitchen, and utility room that vent to the outside of the home
	Licensed, Insured, Local mechanical trade with years of experience
Electrical	
	Multiple outlets per room
	Phone & Cable in every room and multiple spots in main rooms
	Electrical & battery back up smoke detectors throughout
	Carbon Monoxide Detectors Per Plan
	Floor Outlet in Living Room
	2 Door Bell buttons with chime
	Licensed, Insured, Local Electrician with 20 years of experience
Plumbing	
Tubs	
	Soaker Garden Tub with 18" Ceramic Tile Surround per plan with cabinet skirting that matches vanity in Master
	Fiberglass Tub Shower unit in 2nd bathroom per plan
Showers	
	Custom Tile Shower in Master
	Recessed shelves in custom tile showers
	Fiberglass Tubs, tub shower units and showers are Gel-Coated for protection during construction
	Stand alone showers include custom glass doors w/ frame to match fixtures
	Shower glass options are obscure or clear
Sinks	
	Deep Undermount Equal Bowl Stainless Steel in kitchen
	Drop-in Porcelain for bathrooms

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	Double Bowls in master per plan
Faucets	
	Tier 1 - Single Handle pull down - Bronze or Stainless - Kitchen
	Tier 1 - 4" Spread on Center Plate - Lavatory faucets - Bathroom
Toilets	
	Elongated Toilets
	Toilet flush to match toilet color
Miscellaneous	
	Garbage Disposal
	50 gallon gas hot water tanks
	Utility hook ups for washers and dryers
	Ice maker hookup
	Shut off valve at all faucets and toilets
	PEX Plumbing Systems
	Gas drop on rear porch
	Licensed, Insured, Local Plumber with years of experience
Walls & Painting	
	Smooth sheetrock finish for walls & ceilings
	Sheetrock nailed and screwed 1/2" on walls and on ceilings
	Garages sheetrocked, finished and painted on homes that have garages
	Sherwin Williams Mid-South Acrylic scrubbable, flat wall paint
	2 Wall Colors, 1 trim, 1 ceiling color
Fireplace	
	36" Ventless gas with wood mantle and tile surround
Cabinets	
	Custom cabinets: your choice of paint grade, raised panel or Stain grade flat panel (both on-site finishing)
	Cabinets bump up and out to enhance appeal.
	Pot Drawers
	Trash Pulls
	Crown Molding on cabinets
	Cabinets above toilets per plan
	Cabinets above washer and dryer space
	Hardware-Tier 1-bronze, satin nickel, antique
	Custom wood hoodvents on plans over 1800 sq. ft.
	Built-ins per plan on designs over 1800 sq. ft.
	Hidden long lasting hinges
Trim	
	New Orleans 7-1/4" baseboards at 12' Clgs, per plans above 1800 sq. ft.
	New Orleans 5-1/4" baseboards w/ 3/4 shoe moulding
	New Orleans 3-1/4" door casing
	Fully cased wood wrapped window trim in main areas w/ crown @ 11' ceilings
	Double Crown at 12' Clgs. Per plans above 1800 sq. ft.
	7-1/4" Single Crown at main areas. 5-1/4" Single Crown remaining areas (excluding closets)
	Interior Designer Doors-Hollow Core Masonite with multiple choices
	Shelf & Rods in closets per plan
	All interior pair of closet doors are ball latch, no bifold
Door Hardware	
	Handle set on front door
	Door Hardware-antique or satin nickel, venetian bronze, hancock flat round.
	Door Hinges to Match Door Hardware
	Door stops-white
	Privacy locks on all bedrooms and baths
	All entrance doors keyed alike
	All exterior doors have deadbolts
Flooring	
	Tier 1- Ceramic Tile for all wet areas as per plan
	Tier 1-Stock- Wood Laminate for living room per plan, master bedroom and master closet
	Tier 1 Stock-Carpet and Padding for bedrooms and closets as per plan
Countertops & Backsplashes	
	Granite Slab Counters with full 6" Tumbled Stone in kitchen
	Tier 1 Granite Slab w/demi edges, w/ 6" Tumbled Stone or 4" Granite Slab in bathrooms
	18" Tile backsplash for garden tubs
Lighting	
	Tier 1 Light Fixtures by Quorum, Golden & Maxim
	Fans in Living Room and all bedrooms and back porch (all bedrooms have light kits)
	Recessed general lighting in kitchen and living
	Wall mount at exterior doors
	Garage- fluorescent per plan
	Walk In Closets-Flush Mounts
Appliances	
	Custom wood hoodvent with separate Microwave in 30" trim kit in plans over 1800 Sq. Ft.
	Gas 30" Slide in gas range w/ self cleaning oven
	General Electric-Tall Tub Built In Dishwasher-Stainless
	General Electric Microwave Hoodvent w/ lights (vents to outside of home), per plan
Other Items	
	Stock Framed Mirrors
	New construction interior cleaning
	Toilet Paper Holder at each bathroom
Community Features	
	Landscaping along front of home
	Decorative mailbox with numbers
	Lot graded
	Sod front yard; Hydriomulch back yard
	Curb and gutter lots (no open ditches)
	6' Wood privacy fence
	Homeowners Associaton with Restrictive Covenants to maintain common areas
	Not in a Flood Zone
	Qualifies for 100% RD Financing

Note\* Features are subject to change due to market & vendor fluctuations