

Downtown Heights

Custom On-Site & Client Relationship

- One on one client & builder meetings to individualize each home per client.
- One year Custom On-Site warranty.

Exterior Features

- 2 Car Tandem (3 car) Garage
- Front & Side Yard landscaping
- “*Old Town*” exterior with lap siding and decorative siding in gables.
- Fiberglass, insulated entry door with decorative brushed nickel hardware. Deadbolts on all exterior doors.
- *Cascade*, low maintenance double paned vinyl windows w/ wood sill & grids on front windows
- *Owens Corning 30 year* shingles w/ seamless gutter package. Style depending on subdivision.
- Concrete front porch areas
- Generous covered rear patios – per plan.
- (2) car garages with ext windows - per plan
- 16’x 8’ insulated garage doors with opener
- Full width driveway to garage
- 42” wide sidewalk to house

Interior Features

- Spacious, well designed floor plans that consider furniture placement, room adjacencies and smooth transition.
- Generous allowances for a wide range of quality, attractive floor finishes including hardwood in the kitchen.
- Granite tops in the kitchen.
- Painted masonite interior doors w/ brushed nickel or orb hardware.
- Round or square corner bead with knock-down texture
- Trim package/stained knotty alder.
- Spacious kitchens with full backsplash at range, pantry and generous appliance allowances.
- Kitchen Cabinets w/ euro hinges, 36” upper cabinets, crown molding in kitchen; laminate counter tops with wood trim.
- *Durra rock* backer board installed behind all tile at wet walls.
- Optional Direct vent gas log fireplace w/ wood & tile accents.
- Vaulted or minimum 9’ ceiling heights on main levels.
- Interior walls are textured w/ knockdown finish, primed & painted.
- R38 insulation in roofs and R23 in exterior walls.
- Separate laundry rooms w/ cabinets – per plan.

Appliance – allowance for choice of

- Frigidaire Dishwasher.
- Frigidaire Set-In smooth top range w/ oven.
- Frigidaire Space-maker microwave over range.

Heating, Ventilation, & Air Conditioning

- Central Air Conditioning
- 92% High efficiency gas-forced air furnace.
- Programmable electronic thermostat.

Plumbing

- Raupex water lines.
- High efficiency 40 Gallon water heater.
- Quality plumbing fixtures w/ single lever, brushed nickel or ORB *Mainline* faucets.
- Rough in plumbing for future bathroom in basement.
- Line for automatic ice maker.
- Sprinkler tap with bleeder valve.
- (2) Exterior “freeze proof” hose bibs.

Electrical

- Copper wiring.
- 125 amp electrical service
- Generous lighting fixture allowance.
- Smoke detection system per code.
- (4) Telephone & television pre-wires.
- (1) Rough in piping for passive Radon mitigation.
- Exterior entry, garage, & rear patio lighting.
- (2) Exterior GFI Outlets.
- (2) Garage GFI Outlet.
- Main entry door chimes.

Site & Structural

- Site specific soils investigation & excavation inspection.
- Engineered, steel reinforced foundation w/ perimeter drain & sump pit.
- Full basement w/8’ foundation walls; large windows with metal window wells
- Engineered structural framing & truss design.
- I-Joint floor system supported by steel columns & beams.
- 4” Basement slab on base course with control joints.
- 4” Exterior concrete paving on base course w/ control joints & #4 rebar reinforced driveways.

Generous Allowances:

- Homeowner selected flooring, wall, & countertop finishes, lighting fixtures, kitchen appliance & cabinet