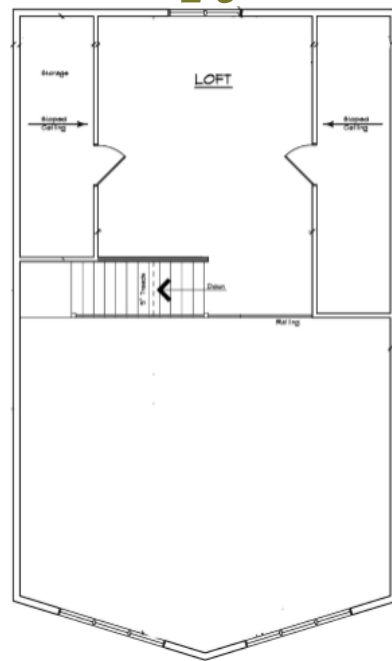
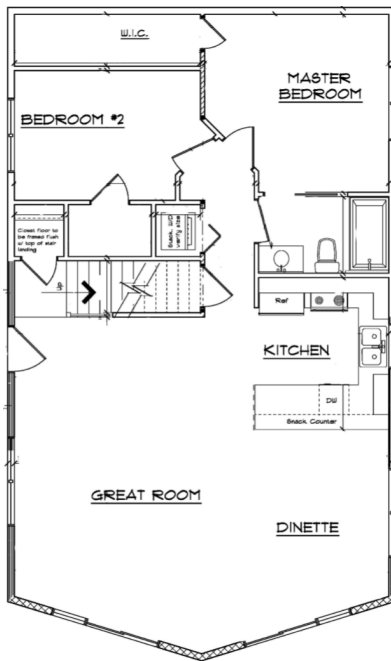




COPPER FALLS

2 Bed, 1 Bath 1,617 sq ft 26' x 44'



**Ask us for optional layouts*



SITE-BUILT STANDARDS

Foundation & Flatwork

- 8 Ft. Poured Basement
- 1 White Vinyl Egress Window or (2) 16x32 White Vinyl Windows

Framing

- Floor Joist 2x10" 16" OC
- Decking 3/4" Tongue & Groove OSB
- Ring Joist Insulation Spray Foam
- Home Stud Walls 2x6 SPF #2 Lumber or Better
- Exterior Wall Sheathing 7/16" OSB
- Tyvek or Similar House Wrap over OSB with Taped Seams on All House and Garage Exterior Walls
- House Wall Vapor Barrier 4 Mil Poly

Exterior

- Premium Vinyl Siding .44 Mil Thickness. Double 4" or Dutch Lap in a Standard Color - **Upgraded to LP Smart Premium**
- GAF Timberline Architectural Shingle w/ 50-Yr Limited Lifetime Warranty
- Seamless Aluminum Gutters w/ Up to 3 Ft. Extension
- Maintenance-Free Aluminum w/ Acrylic Finish Fascia & Soffit

Windows & Exterior Doors

- PELLA Encompass or Weathershield Vinyl Single Hung Windows Insulated w/ Argon Gas, Low E Thermo Pane - **Upgraded to JELD-WEN Premium**
- 36" ThermaTru Steel Exterior Doors - if Garage is Attached will have Fire Rated Door
- All Exposed Exterior Doors will have Extruded Aluminum Clad Jamb
- Front Door Painted Color of Choice

Insulation

- Ceiling Insulation Blown R-50 w/ Standard 8 Ft Flat Ceiling
- House Wall Insulation R-19

Plumbing

- Water Lines & Supplies are PEX
- Water Shutoffs at all Accessible Fixtures
- Frost-Free Exterior Faucets (Qty 2)
- 50 Gal Electric Dual Element Hot Water Heater
- Sump Pump w/ Check Valve Ran to Exterior of Home

Electrical

- Main Circuit Panel 200 amp w/ 40 Breaker Shots
- Light Fixtures & Electric Switches and Outlets
- Per NEC Code Throughout Home
- 5 LED Recessed Can Lights - Kitchen
- 1 LED Recessed Can Light - Master Shower
- Smoke Detectors Interconnected w/ Battery Backup Per Code
- Carbon Monoxide Detectors Per Code
- 3 TV or Phone Jacks
- Basic Basement Electrical Starter Package

Heating and Cooling

- Gas Furnace Forced Air 95% Condensing BTU Size Calculated from Size of Home
- Wifi Programmable Thermostat & Control Wiring
- Central Air

Wall Finishes

- Plastered Walls w/ a Light Skip Trowel
- Painting One Color Walls & Ceiling

Floor Coverings

- Materials & Labor Allowance of \$5/sq. ft.

Interior Doors & Trim

- 6-Panel, 3-Panel or 1-Panel White Hollow Core Masonite
- MDF Painted White Colonial 2 1/4" Casing - 2 3/4" Base Molding Prefinished
- Round Knob or Lever in Brushed Nickel for Door Hardware

Cabinets & Countertops

- Countryside Cabinets w/ Crown Molding on Overhead Kitchen Cabinets
- Soft Close Drawers & Doors in Kitchen
- Flat Panel Oak Dovetail Drawers
- 3/4" Under-Mount Drawer Guide System w/ Concealed Hinges
- Adjustable OH Shelves - 75#
- Laminate Countertop w/ Backsplash One Piece w/ Standard Edge - Kitchen & Bath

Other Featured Items

- Shelving Particle Board, White Vinyl Clad w/ Pine Hole
- Decorative Mirrors - all Baths
- Chrome Towel Bar & Paper Holder - Baths

Warranty

- 1-Yr Service Policy on Workmanship & Materials
- RWC 10-Yr Limited Structural Warranty
- Individual Products Carry Own Warranty

The Following are not included in our Standard pricing & must be paid by owner as options or overruns: Permits, Driveways, Excavating, Fill, Topsoil, Landscaping, Finished grade, Well, Septic, City Water & Sewer hookups, Dumpster or garbage removal, portable toilet, heating & electric charges, Gas or Electric hookups, Appliances, Removal of rocks excess fill, tree cutting & removal, Snow plowing, or any adverse site conditions

