

STARTING LINE UP SPECIFICATIONS

FLOOR SYSTEMS

- 16" OC 2 x 10 S.P.F. floor joists with solid wood bridging and double 2 x 10 S.P.F. perimeter joists glued and nailed under load bearing walls.
- ¾" Tongue and groove OSB subfloor glued and nailed.

EXTERIOR WALLS

- Advanced framing techniques 2 x 6 S.P.F. studs, 24" OC exterior wall construction with a single bottom plate, single top plate for all load bearing walls including R-19 fiberglass insulation.
- Double 2 x 4 S.P.F. marriage wall, 24" OC.
- 7/16" OSB exterior wall sheathing except where Smart Side is used.
- House wrap.

INTERIOR WALLS

- 2 x 4 S.P.F. studs, 24" OC interior wall partitions with a single bottom plate and a single top plate.
- ½" Drywall interior finished with two (2) coats of PRIMER PAINT.
- Ceiling height as specified per plan.

ROOF AND CEILING

- Roof pitch per plan at 24" OC.
- ½" OSB roof sheathing.
- 30 Year architectural shingles (see std colors in Product Guide) installed over roof paper underlayment and white aluminum drip edge.
- Ice and water barrier as required.
- R-38 ceiling insulation.
- Double 2 x 12 S.P.F. perimeter joists and 2 x 6 S.P.F. ceiling joists, 16" OC (1st story on two story models).
- ½" Drywall ceiling.
- Shingle over rolled ridge vent.
- Eave overhangs per plan with white aluminum fascia and white vinyl vented soffit.
- Gable overhangs per plan with white aluminum fascia.

INTERIOR

- 25 ounce textured carpet with 7/16" x 6 pound re-bond pad.
- Vinyl floor covering per plan.
- Mohawk Addision wood laminate flooring per plan.
- Three panel white smooth solid-core craftsman doors, pre-hung on wood jambs with matching 1x4 moldings pre-finished white.
- 1x4 softwood casing and 1x6 softwood base pre-finished white.
- Privacy locksets on doors to baths and master bedroom in satin nickel, remainder are passage.
- Door stops.
- Vented pantry and closet shelves with clothes bar.

EXTERIOR

- Fiberglass insulated Craftsman front door and fiberglass insulated rear door per plan (with keyed alike satin nickel lock sets), fiberglass hinged patio door (Prairie View model), or vinyl patio door (floor plan dictates). Fiberglass insulated full light front door on Trailblazer and Prairie View models.

STARTING LINE UP SPECIFICATIONS (continued)

EXTERIOR (continued)

- White vinyl windows with stools and screens (where applicable) - Low E specs (See attached chart for types and sizes per model).
- Siding type dictated per plan (see std American Dream colors in Product Guide).
- White aluminum fascia and vented vinyl soffit.
- Exterior Energy Star porch lights in brushed nickel.
- Door bells per plan.

PLUMBING

- Washerless faucets.
- Kohler brushed nickel faucets.
- Pex fresh water supply lines stubbed through floor.
- Shut-off valves on each fixture.
- Tub/Shower valves with integral stops.
- PVC schedule 40 drain, waste, and vent system.

ELECTRICAL

- Wired per National Electric Code. 2008 NEC additional charges apply.
- 200 AMP, 40 space main service panel box with main breaker, individual circuit breakers and cover.
- Two exterior weatherproof receptacles with G.F.I. protection (front and rear).
- G.F.I. protection on receptacles at kitchen countertop and at lavatories.
- White toggle switches and receptacles throughout.
- AC/DC smoke detectors - one per floor and one each bedroom.
- Ceiling lights or ceiling fan prep (plan dictates) in brushed nickel.
- Mini pendant lights over island in the Prairie View model in brushed nickel.
- Whole house fan per plan.
- STD location for thermostat wires will be on the living room marriage wall for 1st floor, and on hall wall for second floor unless called out otherwise by builder.
- 1 CO₂ Detector per home.
- NEC Arc fault protection in bedroom locations.
- Water heater per plan.

HEATING

- Hot water baseboard heat.

KITCHEN

- Merillat Essentials cabinetry with matching toekick - Oak door in Milbridge recessed panel or Maple door in Sundale recessed panel design.
- Silestone countertop with eased edge profile and backsplash in Urban Cream.
- Wire only for range hood.
- Double or single bowl undermount stainless steel sink with Kohler single-lever faucet assembly and sprayer in brushed nickel per plan.
- Crown molding over wall cabinets (where applicable).
- Dishwasher hookup.

STARTING LINE UP SPECIFICATIONS (continued)

BATH

- 60” one-piece fiberglass tub/shower combination.
- Anti-scald valves in tubs and showers.
- Elongated 1.6 gallon low flow water closet.
- Vanity cabinets to match kitchen cabinets.
- Silestone vanity top with eased edge profile in Urban Cream and white Corian 810 bowl and Kohler dual control faucet in brushed nickel.
- Mirrors with light per plan.
- Combination Energy Star fan/light ventilation unit.
- Towel bars, toilet paper holder, robe hook, and towel ring in brushed nickel.
- Kohler single lever tub/shower faucet in brushed nickel.

SET

- Weather tight set included.

STARTING LINE UP STANDARD PRICE AND OPTONS

Home Name	Style
Craftsman Bungalow	Ranch
Craftsman Cottage	Two Story
Prairie View	Ranch
Trailblazer	Ranch
Villager	Ranch

Option Descriptions
Craftsman Bungalow 50 gallon water heater (to be placed aside of stack W/D) ILO 6 Gallon undercounter
Prairie View 14'6 shipping height roof option ILO Std (13'9" shipping height included in standard price)
Trailblazer white vinyl patio doors inc floor receptacles and E-Star ext lights ILO white vinyl windows
E-Star Premium Package (Turn Key) - Pre-plan & On-site testing (\$300.00 Non refundable deposit due before review)
Sprinkler Option Description
Sprinkler System(Primary Floor) for the Craftsman Bungalow**
Sprinkler System(Primary Floors) for the Craftsman Cottage**
Sprinkler System(Primary Floor) for the Prairie View**
Sprinkler System(Primary Floor) for the Trailblazer**
Sprinkler System(Primary Floor) for the Villager**
**All following requirements must be met to apply the above sprinkler charges to the order: City water, 50 PSI static pressure, no amendments to NFPA code, and minimum 1 ½" pipe inlet. Otherwise, the system will have to be specially quoted.
**\$1,200.00 Non-refundable deposit due before sprinkler designed
Appliance Option Descriptions
Compact refrigerator (Trailblazer only) - DAR440W/BL
Countertop microwave (Trailblazer only) - MT4110SPQ/B
Dishwasher (Not available in Trailblazer) - DU811SWPQ/U
Range hood (Not available in Trailblazer) - UXT2030AAW/B
Electric range (Not available in Trailblazer) - WFE361LVW/B
Refrigerator, top mount (Not available in Trailblazer) freezer - W8TXNWMWQ/B
Stack washer/dryer – WET3300SQ
Garbage disposal - GC2000XE

STARTING LINE UP FLOOR COVERING LOCATIONS

Craftsman Bungalow	Location	Floor Covering
	Bedroom 1	25 oz Textured carpet
	Bedroom 2	25 oz Textured carpet
	Bathroom 1	Vinyl flooring
	Hall	Mohawk Addison wood laminate
	Kitchen/Dining	Mohawk Addison wood laminate
	Living Room	Mohawk Addison wood laminate
	Linen Closet	Mohawk Addison wood laminate

Craftsman Cottage	Location	Floor Covering
	Bedroom 1	25 oz Textured carpet
	Bedroom 2	25 oz Textured carpet
	Bathroom 1	Vinyl flooring
	Mechanical Room	Vinyl flooring
	Kitchen/Dining	Mohawk Addison wood laminate
	Living Room	Mohawk Addison wood laminate
	Foyer	Mohawk Addison wood laminate

Prairie View	Location	Floor Covering
	Bedroom 1	25 oz Textured carpet
	Bathroom 1	Vinyl flooring
	Kitchen/Dining	Mohawk Addison wood laminate
	Living Room	Mohawk Addison wood laminate
	Den	Mohawk Addison wood laminate
	Hall	Mohawk Addison wood laminate
	Water Heater Closet	Mohawk Addison wood laminate

Trailblazer	Location	Floor Covering
	Bathroom 1	Vinyl flooring
	Kitchenette	Mohawk Addison wood laminate
	Sleeping Area	Mohawk Addison wood laminate
	Living Area	Mohawk Addison wood laminate
	Laundry	Mohawk Addison wood laminate

Villager	Location	Floor Covering
	Bedroom 1	25 oz Textured carpet
	Bedroom 2	25 oz Textured carpet
	Bathroom 1	Vinyl flooring
	Kitchen	Mohawk Addison wood laminate
	Living/Dining	Mohawk Addison wood laminate
	Hall	Mohawk Addison wood laminate
	Water Heater Closet	Mohawk Addison wood laminate
	Laundry Room	Mohawk Addison wood laminate

STARTING LINE UP WINDOW TYPES AND SIZES PER MODEL

Craftsman Bungalow	Window Type	Window Size
	Single Hung	3052

Craftsman Cottage	Window Type	Window Size
	Single Hung	2852 w/ GBG
	Single Hung	2052 w/ GBG
	Single Hung	3052 w/ GBG
	Single Hung Picture	28310 w/ GBG
	Single Hung Picture	4052 w/ GBG

Prairie View	Window Type	Window Size
	Single Hung	24210
	Casement	2060
	Casement	2460
	Awning	2020
	Awning Fixed	2020
	Single Hung Picture	30310
	Single Hung Picture	40310
	Single Hung Transom	2410
	Single Hung Transom	2414

Trailblazer	Window Type	Window Size
	Single Hung	3052
	Single Hung Transom	1818

Villager	Window Type	Window Size
	Single Hung	2052
	Single Hung	2832
	Single Hung	3046
	Single Hung	3052
	Single Hung	3052T
	Single Hung Picture	3052