

Settler's View



Foundation

- Full basement 9ft tall ba

Framing

- Stick framed 2X6 9ft. exterior wall construction to maximize structural integrity
- 2X4 9 ft. interior walls
- Tongue and groove advantech subflooring glued and nailed
- Cathedral ceiling in living room
- Tray ceiling in master bedroom
- Stick framed roof with 2X10 rafters
- Walk up attach storage
- 5/8 advantech zip system roof sheeting

Roof

- Ice and water shield around perimeter and in valleys
- Shingle mate underlayment paper
- Lifetime architectural shingles
- Seamless gutters around all roof overhangs

Windows

- Anderson/Pella double hung tilt wash with fine light grills

Siding

- CertainTeed vinyl siding with limited lifetime warranty
- Boral stone accents on front entryway

Garage doors

- Colonial insulated door with opener

Entry Doors

- Insulated front entry door
- Door to patio 15 light smooth star French door
- Bulk doors with satin nickel hardware with lock sets to be keyed alike

Electrical

- Underground 200amp service
- Outlets and switching throughout wired to code
- GFI all weather exterior outlets
- Coach lights at all exterior door locations with brush nickel finish
- Brush nickel finish lighting fixtures throughout
- Hardwired smoke and carbon monoxide detectors with battery backup
- Doorbell for front entry door
- Phone and cable in bedrooms, living room and kitchen

Plumbing

- Home run hot and cold pex water lines with central located manifold system
- Tank less on demand hot water heater
- Delta designer faucets throughout brush nickel finish
- Vitra tubs and comfort height toilets
- Exterior frost free hose bibs
- Under mount sinks in kitchen and bathrooms

Heating

- High efficiency warm air heat and air conditioning two zone system with programmable thermostats

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Insulation

- R21 in exterior walls
- R38 in ceilings
- R21 in garage walls
- R30 in basement ceiling

Drywall

- ½ in moisture resistant drywall in all bathrooms
- ½ in drywall throughout house level 3 finish
- Garage drywall and finish same as house

Paint

- Sherwin Williams satin finish on walls
- Flat white on all ceilings

Trim

- 3 ½ in colonial window and door trim (painted semi-gloss white)
- 5 ¼ colonial base molding (painted semi-gloss white)
- 6 panel solid core colonist interior doors with brushed nickel hinges and knobs

Kitchen

- Schrock designer kitchen and bathroom vanity cabinets
- Granite countertops
- Tile backsplash
- Stainless steel appliance option

Flooring

- Vinyl Plank flooring throughout
- Tile in bathrooms and laundry

Landscaping

- Concrete driveway and sidewalks
- 5 year construction defect warranty
- 24 hour call support
- Quality assurance review throughout construction process

Permits & Fees

- All building permits fees