



## SETTLERS WEST HOME BUILDER LLC

### HOME SPECIFICATIONS

#### EXTERIOR ELEVATION

STANDARD RANCH STYLE DESIGN OFFERS 9' SIDEWALLS AND OVERHANG  
OPTIONAL EXTERIOR TERRITORIAL DESIGN OFFERS FLAT 9' CEILINGS STANDARD

#### GENERAL CONSTRUCTION

4" A/B PRE SLAB 4" CONCRETE MONOLITHIC SLAB FOUNDATION

2 X 6 EXTERIOR SIDEWALL STUDS AT 16" O.C.

2 X 4 INTERIOR STUD WALLS AT 16" O.C.

OSB ROOF SHEATHING

EXTERIOR WALL SHEATHING THROUGHOUT HOME

EXTERIOR STUCCO FINISH WITH LACE FINISH

**ROOF SYSTEM-** ENGINEERED ROOF TRUSSES 24" ON CENTER

30 YEARS LAMINATED ARCHITECTURAL ROOF SHINGLES WHEN BUILDING A RANCH STYLE HOME  
AND TERRITORIAL INCLUDE BUILT UP ROOF SYSTEM

#### WINDOWS AND DOORS

LOW-E TAN OR WHITE VINYL OR DUAL PANE WINDOWS WITH SCREENS - UP TO 11 WINDOWS  
STANDARD

2 METAL INSULATED SIX PANEL ENTRY DOORS

RAISED PANEL INTERIOR DOORS- UP TO 10 DOORS STANDARD

1 FIRE RATED GARAGE DOOR AND 1 NON-INSULATED METAL GARAGE DOOR WITH HOME BUILDS  
OVER 1,551 SQUARE FEET

**HVAC SYSTEM**

1 HEAT PUMP UNIT STANDARD WITH ALL HOMES. SHOULD HOME REQUIRE SECOND UNIT, SECOND UNIT COST SHALL APPLY

**VENTILATION**

KITCHEN VENTING TO EXTERIOR. UTILITY AND BATHROOM FANS VENTED TO EXTERIOR

**ELECTRICAL**

ALL ELECTRIC HOME- 200 AMP SERVICE WITH MAIN DISCONNECT STUBBED OUT AT HOME (OPTIONAL GAS LINE SERVICES AVAILABLE)

TWO CABLE OUTLETS TWO TELEPHONE OUTLETS DECORATIVE LIGHT FIXTURE PACKAGE AND CARBON AND SMOKE DETECTORS PER CODE

ELECTRICAL WIRING PER PLAN TO MEET CODE- CEILING LIGHTS & OUTLETS PER CODE

SIX RECESSED LIGHTS IN KITCHEN AREA GLOBES AND WALL SCONCES WHERE INDICATED ON PLAN

2 WIRE AND BRACE FOR CEILING FANS

GFI'S IN KITCHEN, BATHS AND GARAGE

2 EXTERIOR GFI

BONE OR WHITE COLOR SWITCHES AND OUTLET COVERS

**PLUMBING**

ROUGH PLUMBING WASTE WATER ABS STUBBED OUT 6' FROM HOME

UP TO, 2 BATHROOMS STANDARD PER PLAN

PLUMBING ROUGH-IN AND FINISHED PER PLAN. KITCHEN, BATHROOM AND SHOWER FAUCETS AND FINISHES ARE AVAILABLE IN CHROME OR BRUSHED NICKEL STANDARD WITH OPTIONAL OIL RUBBED BRONZE PACKAGE

SYNTHETIC TUB AND SHOWER SURROUND STANDARD WITH OPTIONAL TILE SHOWER FINISHES ELONGATED TOILETS PER BATHROOM

1 40 GALLON ELECTRIC WATER HEATER

WATER LINES- PEX-PLUMBING

SHUT OFF VALVES

**INSULATION**

R-30 CEILING R-19 EXTERIOR WALLS

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**DRYWALL**

1/2" DRYWALL WITH HAWK AND TROWEL FINISH

**PAINT FINISHES**

INTERIOR PAINT- BUILDER OFFERS SWISS COFFEE OR WHISPER COLOR FLAT PAINT FOR CEILING AND WALLS, ACCEPT WALLS AND CEILINGS IN WET AREAS SHALL BE SEMI GLOSS FINISH. DOORS AND BASEBOARDS SHALL BE WHITE COLOR WITH SEMI GLOSS FINISH.

EXTERIOR INCLUDES, UP TO, 1 BODY AND 1 TRIM COLOR EXTERIOR PAINT COLOR SELECTED BY OWNER

**CABINETS AND COUNTERTOPS**

HARDWOOD KITCHEN AND BATHROOM CABINETRY

1- 2 DOOR BASE CABINET PER BATHROOM

UP TO 12 LOWER AND 10 UPPER KITCHEN CABINETS DOORS

4" FORMICA BACKSPLASH AND KITCHEN AND BATHS FORMICA COUNTERTOPS

**FLOOR COVERINGS AND HARD SERVICES**

TILE AREAS-KITCHEN, BATHS, AND UTILITY ROOM WITH BASEBOARDS IN TILE AREAS ONLY

CARPET AREAS-LIVING ROOM, FAMILY ROOM, DINING ROOM, BEDROOMS AND HALLS. SHAW QUALITY OR CHOSEN EQUAL

**HOME FINISHES**

STAINLESS STEEL KITCHEN SINK, 2 BRUSHED NICKEL OR CHROME BATHROOM FAUCETS AND WHITE CERAMIC SINKS FOR BATHROOMS

FINISHING HARDWARE MIRRORS PER PLAN

WHITE WIRE SHELVING PER PLAN

BRUSHED NICKEL ROUND DOOR KNOBS WITH OPTIONAL LEVER STYLE HANDLES

TOWEL BARS

TOILET PAPER HOLDERS

**GARAGE**

24' X 24' OR, 576 SQUARE FEET OF GARAGE SPACE- UNFINISHED GARAGE IS CURRENTLY OFFERED WITH HOME BUILDS OVER 1,551 SQUARE FEET. GARAGE FIREWALL HUNG AND FIRE TAPED TO CODE. REMAINING GARAGE SPACE IS UNFINISHED.

STANDARD SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. JULY 16, 2016

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