



as of Jan 2020

CARTER CANYON STANDARD FEATURES

BUILT BY THOMAS AND SUIT CONSTRUCTION, LLC

Whole House Electric

EXTERIOR STANDARDS

Low-Maintenance Enclosed Soffits and Fascia
Prefinished Aluminum Gutters
Architectural Shingles
Interior and Exterior walls built on 16" on center
ProVia Low-Maintenance (.040) Vinyl Siding,
Porch Columns and Vinyl Porch Railings (Per Plan)
Fiber Mesh in all Exterior Concrete Driveway and Walks
2-Car Garage w/Steel CHI 2250 Overhead Garage Door 7' tall
Aluminum Wrapped Garage Door Frames
36" Wide Curved Entry Private Walk
Wide Concrete Drive, 6-Sack Mix, Fiber Mesh and Sealed
with Pictured Framed Finish
2 Exterior Freeze Proof Water Faucets
2 Exterior Weather - Proof GFI Outlets
Insulated Therma Tru S210 Smooth Star Front Door
with Continuous Threshold System and Sidelites (Per Plan)
HANCOCK Front Door Knob with Deadbolt
Kwikset Deadbolt Lock on all Hinged Exterior Doors
Porch Supported by 36" Reinforced Concrete Wall and Footing
Finished Porch Ceiling w/Vinyl Soffit Material and OSB Backing
Full Yard seeded and strawed to sides and rear areas
3' x 6' Concrete Pad at Sliders (per plan)
Termite Pre - Treatment
Garage Door Opener - Liftmaster 8365W Chain Drive with WiFi
Connection and 1/2 HP AC motor
Coachlights at Garage Door on separate switch

ENERGY PACKAGE

R-38 Fiberglass Blown Ceiling Insulation
R-13 Owen Corning Batt Wall Insulation
House Wrap Weatherization Wrap
Carrier 80% Efficiency Electric Furnace
Carrier Central Air Condition 13 seer

KITCHEN

Granite Countertops (4) Colors to Select with eased edge
30" tall Wall Cabinets
Walk in Pantry (per plan)
30" Electric Smooth-Top Slide in Range
24" Dishwasher with Front Controls
Space-Saver Microwave Over the Range (OTR)
1/3 hp Insinkerator Garbage Disposal
Deep Stainless Steel 50/50 Double-Bowl Sink
No-Wax Armstrong Vinyl Flooring Laundry Room and Bathrooms
(4) Ventilated Tight Wire Pantry/Linen Shelving

MASTER BEDROOM AND BATH

Cultured Marble Single Bowl Vanity tops (Per Plan)
Moen Chateau Chrome Faucets and Plumbing Fixtures
Waterfront Chrome Bath Accessories
Walk in Closets with Continuous wire hanging shelving (per plan)
Norcraft "Pivot" Adult Height Cabinets

INTERIOR STANDARD

8' High Main Floor Ceilings
8' Concrete Foundation Pour
8' 2nd Floor Ceilings (Per Plan)
Painted interior doors with 6 different styles to select with 2 1/4" trim
Low E Single-Hung, Vinyl Windows
Insulated Glass, Drywall Returns and Painted Wood Sills
2 1/4 and 4 1/4" Baseboards
Window Grills on Front Elevation
Kwikset Satin Nickel Hancock Knob throughout
Elongated Toilets in all Bathrooms
Aqua Pex "A" Tubing on all Pressured Water Lines
50 Gallon Electric Hot Water Heater
Water Shut Off at each Plumbing Fixtures
Black Iron or Stainless Flex Pipe for Gas Supplies
200 amp Electrical Service w/Copper Wiring
Lighting Allowance of \$500.00
All Bedrooms wired with a switched outlet
Smoke Detectors Installed (per code)
Advanced Home Technology Package with a Centralized Wi-Fi location
Plus your choice of up to 5: TV/Telephone or Data Jacks included
Designer White Switch Plate Covers and Outlets

FLOORING

Laminate Hardwood - inHaus - Foyer, Kitchen and Breakfast Room
Congoleum Armorcure Vinyl - Bathrooms & Laundry Room
Carpet - Show - BX100 - All Bedrooms, Closets and Great Room
4lb Pad

QUALITY CONSTRUCTION FEATURES

"Watch Dog" Exterior Foundation Waterproofing with 10 yr Limited Warranty
Dual Foundation Drainage System (Inside/Outside) with sump pit
Engineered Roof Trusses w/ 7/16" Roof Sheathing
3/4" Tongue and Grooved Premium Subfloor, Glued and Nailed
2 x 4 Exterior Walls, 16" on Center
OSB Rigid Board Sheathing on Exterior Walls
Full 8' Steel Reinforced Concrete Basement Walls
1-Year Builder's Warranty and 10-Year (Builder Provided) Residential Warranty
5-Year Electrical Protection Plan

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Effective 1/1/2020

NOTE: Specifications are subject to change without notice. We reserve the right to substitute materials of equal or greater value and quality