



## BUILDING STANDARDS FOR STEVE THOMAS CUSTOM HOMES

### ENERGY PACKAGE

- R-19 Owen Corning Batt Wall Insulation
- Tyvek Home Weatherization Wrap
- 95% Efficiency Gas Furnace
- 14 Seer Central Air Condition

### KITCHEN

- 42" tall Wall Cabinets WAYPOINT 400
- Super Lazy Susan in Corner Base Cabinets of Kitchen (Per plan)
- Walk in Pantry (per plan) w/4 Tight Mesh Wire Shelves
- GE 30" Gas Slide in Range
- GE Dishwasher with Front Controls and Quiet Cycles
- 1/2 hp Garbage Disposal
- 8" Deep Stainless Steel Double-Bowl Sink
- Granite Countertops (Group 1)
- Standard Island - Overhangs are OPTIONAL
- Optional Built in Appliances - See Sales for feature

### MASTER BEDROOM AND BATH

- Cultured Marble Double Bowl Vanity tops (Per Plan) with Recessed Oval Bowls. Optional wave bowl or Undermounts
- Standard Fiberglass 5' with built in seat
- Master Shower Door - Semi Frameless Brushed Nickel/Clear
- Moen Brushed Nickel Plumbing Fixtures Your choice Eva or Brantford
- Moen Brushed Nickel Bath Accessories Your choice Eva or Brantford
- Walk in Closets with Continuous wire hanging shelving as indicated on plan

### FLOORING

- Casabella Downtown or Intown Luxury Vinyl Plank with attached pad - Foyer, Kitchen, Breakfast Room, Great Room, Hall to Garage and Front Bedroom
- VINYL - Laundry Room
- CERAMIC TILE - Primary and Hall Bath - Dal Tile 12 x 12 or 12 x 24
- CARPET - Dwellings Groundwork Plus - Wall to wall Carpet w/6lb pad Master Bedroom and Bedroom closets (Per Plan)

### 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/ 1/2" Roof Sheathing
- 3/4" Tongue and Grooved Premium Subfloor, Glued and Nailed
- 2 x 6 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
- Rough in Radon System - Testing and Remediation is not included

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

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## BUILDING STANDARDS FOR STEVE THOMAS CUSTOM HOMES

### EXTERIOR FEATURES

- Low-Maintenance Enclosed Soffits and Fascia
- Prefinished Aluminum Gutters
- 30-Year Architectural Shingles w/15 lb felt
- 2 x 6 Exterior walls with R19 Batt Insulation
- Interior and Exterior walls built on 16" on center
- Garage Walls built on 12" on center
- 2-Car Garage w/Steel Insulated Overhead Garage Door Garage Keyless pad
- Garage - 1/2 hp Belt Driven Garage Door opener on Double Door Max 877 Keypad
- Aluminum Wrapped Garage Door Frames
- ProVia Low-Maintenance (.044) Vinyl Siding, Porch Columns and Vinyl Porch Railings (Per Plan)
- Fiber Mesh in all Exterior Concrete Driveway and Walks
- 42" Wide Curved Aggregate Finish Entry Private Walk
- Concrete Drive, 6-Sack Mix, Fiber Mesh and Sealed Aggregate Finish
- 2 Exterior Freeze Proof Water Faucets
- 3 Exterior Weather Proof GFI Outlets
- Insulated Therma Tru Smooth Star Front Door with Continuous Threshold System and (1) Sidelite (Per Plan)
- Front Door Handle Set including 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
- Fully Sodded Yard to Undisturbed Areas & Irrigation System
- Timber Tech Deck (no steps) (Size TBD per plan-up to 10x10))
- Engraved Address Stone
- Front Downspout buried with Pop Up Drain to Yard

### INTERIOR FEATURES

- Lower Level - 8' Concrete Foundation Pour
- 9' High Main Floor Ceilings
- Painted interior doors with 6 different styles to select with 3 1/4" trim
- SilverLine - Low E Single-Hung, Vinyl Windows w/5/8" Insulated Glass, Drywall Returns and Painted Wood Sills
- Wood 5 1/4" Painted Wood Baseboards
- Window Grills on Front Elevation
- Kwikset Satin Nickel Tustin Lever Handles throughout
- Open Staircase to Basement with Wrought Iron Spindles and Stained Oak Handrail
- Elongated Toilets in all Bathrooms
- Aqua Pex "A" Tubing on all Pressured Water Lines
- 50 Gallon Gas Hot Water Heater
- Water Shut Off at each Plumbing Fixtures
- Black Iron or Stainless Flex Pipe for Gas Supplies
- Plumbing Stacks Held to Outside Basement Walls for Finishing Lower Level
- Water Faucet in Basement and Garage
- 200 amp Electrical Service w/Copper Wiring
- Lighting Allowance of \$1000.00
- Brace, Wire and Install for Ceiling Fan (purchased @ Ferguson) in Great Room
- All Bedrooms Pre-wired for Switched Ceiling Lights
- 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

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