

Ogden Heights West

Standard Features



Construction/Exterior

- Concrete front sidewalk from driveway to front entrance
- Machine graded lot with top soil
- 12-course basement w/10" blocks
- Rebar in basement block walls
- Hi-Performance double hung tilt in windows
- 7/16" OSB sheathing exterior walls
- 7/16" OSB roof sheathing
- 5/8" Advantech T.G. Sturdy-Floor
- 30-year self sealing architectural roof
- Low maintenance vinyl siding/soffits, brick/stone per plan
- Aluminum gutters & downspouts seamless
- Decorative all steel door
- Driveway-paved binder
- Underground electrical & phone lines

Interior

- Floating basement floors
- Basement sump pump
- Quality Hem-fir kiln dried lumber
- Drywall; 1/2" throughout, glued, nailed & screwed (walls only)
- 9ft. 1st floor ceilings
- Knock down ceilings (some)
- 2'x 6' construction
- 220 volt or gas hook-ups for Range
- Laundry hook-ups (choice of gas or electric)
- 5% of base price towards cabinets & counters allowance
- Ductless range hood in kitchen
- Montigo 34DFN gas fireplace
- Mirrors over vanities

Woodwork & Finishes

- MDF interior trim painted 3 1/2" trim, 5" base board (1st Floor)
- Interior doors - 6 panel
- Wood railing system with painted balusters
- Walk-in closets as per plan
- Choice of paint colors - 3 latex flats
- Two (2) coats of flat latex paint on walls and 2 coats of semi-gloss on trim
- Ventilated metal closet shelving

All standards are subject to change and can be substituted with products of comparable quality and value.

Plumbing

- One piece fiberglass tub or shower unit
- Double bowl stainless steel sink
- Single lever faucets
- Single laundry tub or laundry box
- China self-rimming sinks in vanities
- American Standard colored plumbing fixture
- Dishwasher and disposal

Electrical

- 200 amp electrical service panel with circuit breakers
- Programmable thermostat
- Smoke detectors as per code
- Two (2) exterior GFI protected outlets
- Two (2) first floor cable and phone outlet
- \$1,000 lighting fixture allowance
- Six (6) recessed lights
- Two (2) ceiling fan/light set-ups
- Gas or electric stove & dryer hook-up

Energy Package

- Blown cellulose insulation: ceilings r-40 (except cathedral), r-19 all exterior walls, basement as per stated code
- Hi-efficient 90+ forced air furnace
- 40-Gallon hi-performance hot water tank
- Central Air
- Steel insulated doors

Floor Covering

- 3/4" Hardwoods in foyer, kitchen, dinette
- Ceramic tile in bathrooms, laundry room
- All other rooms, including hallway & stairs, wall-to-wall carpeting

