

Arbor Series at Fall Creek Included Features and Specifications

The following features and specifications are as of 03/23/11. Gateway Construction, LLC, reserves the right to change features and specifications or to substitute materials of equal quality. Gateway Construction, LLC, provides a limited 10-year structural warranty and a limited 1-year general home warranty against defects in material and workmanship.

General Information:

- 3 or 4 bedrooms (per plan)
- 2 to 2-1/2 bathrooms (per plan)
- Oversized 2-car garage
- Crawlspace foundation with access from interior of home
- All homes meet or exceed currently adopted efficiency codes.
- Up to 2 sessions with Client Support Specialist to assist in selecting layouts, options and colors.

Structural:

- Engineered steel reinforced concrete wall/footer foundation system placed on 3' of compacted structural fill and geogrid
- Foundation drain system and sump pump piped to exterior of home
- Exterior foundation dampproofing
- Fiber reinforced concrete exterior flat work (per plan)
- Engineered I-joist floor system with 3/4" OSB T&G sub floor glued and nailed
- 2 X 4 exterior framing @ 16" on center
- 100% 7/16" OSB wall and roof sheathing
- Pre-engineered roof trusses

Exterior Finish:

- GAF/ELK 30 year/100 mph laminated roof shingles over 30 lb. felt with ice and water shield at eaves
- Attic vents (per plan)
- Weather barrier house wrap
- Foam backed insulated vinyl siding
- 5" aluminum gutters and downspouts with extensions (white)
- Aluminum fascia and vented soffit (white)
- 3 color exterior – body, trim and accent
- Brick veneer (approximately 4' high wainscot on front of garage)
- Front yard landscaping with sod, (1) tree and gravel buffer along foundation

Windows and Doors:

- Vinyl double pane insulated low-e slider & single hung windows with screens - white (per plan)
- 16' x 7' steel overhead garage door with opener and two remotes (white)
- 3' wide half light raised panel painted fiberglass front entry door (per plan)
- 2'-8" wide full light painted fiberglass rear patio door or 6' vinyl sliding patio door (per plan)
- 3' wide raised panel painted steel fire door from garage to house
- 3' wide raised panel painted fiberglass garage service door
- Raised six panel interior doors (painted)
- Privacy door knobs on master bedroom and bathrooms (aged bronze or satin nickel)
- Passage door knobs on all other interior doors (aged bronze or satin nickel)

- Keyed entry knob and dead bolt on all exterior swing doors (aged bronze or satin nickel)
- Obscured glass shower door on walk-in master shower (per plan)

Plumbing/HVAC:

- (2) Exterior frostless hose bibs
- Stainless steel kitchen sink with two basins and garbage disposal
- 5' fiberglass soaker tub with tile surround in master bathroom (per plan)
- Fiberglass shower insert in master bath (per plan)
- 5' fiberglass tub/shower insert in hall bathroom (white)
- Delta single lever faucet in kitchen (chrome)
- Delta double lever bathroom vanity faucets with curved spout (chrome)
- Delta double lever soaker tub faucets with curved spout (per plan - chrome)
- Delta single handle faucets in showers and shower/tub combinations (chrome)
- Porcelain sinks and toilets in bathrooms (white)
- Bath fans in all bathrooms
- Laundry washer and dryer hookup
- Kitchen ice-maker water line
- Lawn irrigation stub out
- 40-gallon gas water heater
- 80+ efficiency gas furnace
- Gas fireplace with tile surround (per plan)

Electrical:

- 200-amp service
- (4) cable and (4) phone outlets with choice of location
- Recessed can lights in kitchen and above fireplace (per plan, white)
- Paddle fan/light fixture in great room and master bedroom (per plan)
- Secondary bedrooms wired for paddle fan and light (standard ceiling flush mounted light furnished)
- Vanity lights in bathrooms (per plan)
- Light fixtures in entry, dining, hall, stairways, laundry, bedrooms and walk-in closets (per plan)
- Exterior wall mounted light fixtures at all entry doors, (2) at overhead garage door (white)
- Smoke detectors (per code) and a CO₂ detector in mechanical room
- 2 – weather proof GFCI exterior outlets
- 3 – GFCI garage outlets

Insulation:

- R-15 high performance fiberglass batt insulation in exterior walls
- R-4 foam backed insulated vinyl siding
- R-49 blown fiberglass insulation in attic
- R-19 fiberglass batt insulation on crawl space walls
- Foam sealed penetrations in exterior walls
- Sealed bottom plates of exterior walls
- Foam sealant around windows and doors
- Sound batt insulation at select interior locations (per plan)
- All windows contain efficient low-e glass
- Crawl space vapor barrier

Drywall & Paint:

- 1/2" sheetrock on walls and ceilings
- Sheetrocked and fire taped garage (no texture)
- Knockdown drywall texture in house
- Bullnose corner bead
- 4-sided window wrap
- Primer and (1) color latex paint on walls, trim and interior doors

Interior Trim:

- 3-1/4" Anderson MDF base (paint grade)
- 2-1/4" Anderson MDF door casing (paint grade)
- Painted wood shelves in closets
- Wood rods in clothes/coat closets
- Oak or birch kitchen and bathroom cabinets with recessed panel and concealed hinges (per plan with 8 stain choices)
- Laminate countertops with waterfall front and post form backsplash in kitchen and bathrooms
- Kitchen island and/or bar (per plan)
- Tiled fireplace (per plan)
- Master soaker tub decorative tile on deck, front and backsplash (per plan)
- Mirrors above each bathroom vanity
- Towel bars and toilet paper holders in bathrooms (oil rubbed bronze or satin nickel)

Flooring:

- Sheet vinyl in entryway, kitchen, dining room, bathrooms and laundry (per plan)
- Carpet with 1/2" pad in great room, bedrooms, halls and on stairs (per plan)

Appliances:

- Smooth top self cleaning oven (white or black)
- Space-saver microwave with fan (white or black)
- Energy Star dishwasher (white or black)

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