

Arbor Series at Saddle Ridge Included Features and Specifications

The following features and specifications are as of 01/13/12. 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
- Full basement foundation with 8' walls
- Up to 2 sessions totaling 2 hours with an interior designer to assist in selecting colors, options, and layouts.

Structural:

- Engineered steel reinforced concrete wall/footer foundation system
- Foundation drain system and sump pump piped to exterior of home
- Exterior foundation damp-proofing
- Fiber reinforced exterior concrete flatwork
- Engineered I-joist floor system with 3/4" OSB T&G subfloor glued and nailed
- 2 x 6 exterior framing and 2 x 4 garage framing @ 16" on center
- 100% 7/16" OSB wall and roof sheathing
- Pre-engineered roof trusses

Exterior Finish:

- 30 yr/100 mph laminated roof shingles over 30# felt
- Ridge vents (per plan)
- Weather barrier house wrap
- Textured OSB (wood) siding and trim (painted)
- 5" aluminum gutters and downspouts with extensions
- 3 color exterior paint – body, trim and accent
- Cultured stone veneer (per plan)
- Front yard landscaping with sod, sprinkler system, (2) trees and gravel buffer along foundation and driveway

Windows and Doors:

- Vinyl double pane insulated low-e slider & single hung windows with screens - white (per plan)
- (2) egress windows in basement - white (per plan)
- 16' x 7' steel, carriage house style panel, overhead garage door with windows, opener and two remotes
- 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 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
- 40-gallon gas water heater
- Rheem Energy Star 90%+ efficiency gas furnace with programmable thermostat
- Gas fireplace with tile surround (per plan)
- Full basement bath rough-in
- Humidifier incorporated in HVAC system

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 door (per plan - black)
- Choice of interior light fixture colors (aged bronze or satin nickel)
- Smoke detectors (per code) and a CO₂ detector in mechanical room
- 2 – GFI exterior outlets and 3 – GFI garage outlets

Insulation:

- R-19 fiberglass batt insulation in exterior walls
- R-38 blown fiberglass insulation in attic
- R-11 basement insulation
- 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)

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" colonial style base (paint grade)
- 2-1/4" colonial style door casing (paint grade)
- Painted wood cap on half wall (per plan)
- Painted wood shelves in closets
- Wood rods in clothes/coat closets
- Oak, birch or maple kitchen and bathroom cabinets with recessed panel and concealed hinges (15 stain choices)
- Crown molding on kitchen cabinets
- 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 tub decorative tile on deck, front and backsplash (per plan)
- Tall (kitchen height) vanity cabinets in master bathroom
- Mirrors above each bathroom vanity
- Towel bars and toilet paper holders in bathrooms (aged bronze or satin nickel)

Flooring:

- Tile in entryway (per plan)
- Tile or hardwood in kitchen and dining room (per plan)
- Sheet vinyl in bathrooms and laundry (per plan)
- 5-year warranty Mohawk 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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