

Mountain Series Twin Homes at Saddle Ridge Standard 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:

- 2 or 3 bedrooms (per plan)
- 2 or 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 Features:

- 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 4 exterior framing @ 16" on center
- 100% 7/16" OSB wall and roof sheathing
- Pre-engineered roof trusses

Exterior Features:

- 30 yr/100 mph laminated roof shingles over 30# felt
- Ridge vents (per plan)
- Weather barrier house wrap
- Insulated vinyl siding
- 5" aluminum gutters with downspouts and extensions
- Aluminum fascia and vented soffit
- 3 color exterior – body, trim and accent
- Cultured stone veneer (per plan)
- Front yard landscaping with sod, irrigation, (1) tree and decorative rock along foundation and driveway.

Windows and Doors:

- Vinyl double pane insulated low-e slider & single hung windows with screens - white (per plan)
- 1 or 2 egress windows in basement - white (per plan)
- 16' x 7' steel overhead garage door with opener and two remotes
- 3' wide 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)
- 2'-8" or 3' wide raised panel painted steel fire door from garage to house (per plan)
- Raised panel interior doors (painted)
- Privacy door knobs on master bedroom and bathrooms
- Passage door knobs on all other interior doors
- Deadbolts on all exterior swing doors
- All swing doors will have satin nickel door hardware

Plumbing/HVAC:

- (2) Exterior frostless hose bibs
- Stainless steel kitchen sink with two basins and garbage disposal
- 5' fiberglass tub/shower insert in hall & master bathroom (per plan)
- 4 - piece master bath with dual sinks (per plan)
- Single lever faucet in kitchen (chrome)
- Double handled bathroom lavatory faucets (chrome)
- Single handle valve trim in showers and tub/shower combinations (chrome)
- Porcelain sinks and toilets in bathrooms (white)
- Bath fans in all bathroom
- 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
- Full basement bath under slab rough-in

Electrical:

- 200-amp service
- (4) cable and (4) phone outlets with choice of location
- Recessed can lights in kitchen (per plan)
- 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 bar 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)
- Satin nickel interior light fixtures
- Smoke detectors (per code) and a CO₂ detector in mechanical room
- 2 – GFI exterior weather proof outlets
- 3 – GFI garage outlets

Insulation:

- R-15 fiberglass high performance batt insulation in exterior walls
- R-4 foam backed insulated vinyl siding (total exterior wall insulation = R-19)
- R-11 each side of "Party Wall"
- R-38 blown fiberglass insulation in attic
- R-11 basement insulation
- Foam sealed penetrations and sealed bottom plates of exterior walls
- Foam sealant around windows and doors

Drywall & Paint:

- 1/2" sheetrock on walls and ceilings
- Textured drywall
- 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 style base (paint grade)
- 2-1/4" Anderson style door casing (paint grade)
- Painted wood shelves in closets
- Wood rods in clothes/coat closets
- Oak or birch cabinets with recessed panel and concealed hinges in kitchen & bathrooms
- Laminate countertops with rolled up backsplash and waterfall front edge in kitchen & bathrooms
- Mirrors above each bathroom vanity
- Towel bars and toilet paper holders in bathrooms (chrome)
- Window blinds (white)

Flooring:

- 5-year wear warranty sheet vinyl in entryway, kitchen, dining room, bathrooms and laundry (per plan)
- 5-year wear warranty carpet with 1/2" pad in great room, bedrooms, halls and on stairs (per plan)

Appliances:

- Smooth top self cleaning oven (white or black)
- Over the range hood (white or black)
- Dishwasher (white or black)
- Refrigerator (white or black)
- Washer and dryer (white)

Gateway Construction, LLC, reserves the right to change plans, specifications or substitute materials of equal quality as a result of engineering, building codes, buyer change orders, material availability, price increases, or other circumstances beyond the control of the Gateway Construction, LLC. "Per Plan" indicates that the extent to which the item is provided, if at all, depends on the home. Consult individual home plans for additional information.