

# WINDSOR Spec Home At Thomson Preserve Site 2

## DESIGN AMENITIES

- Spacious and Functional Living Areas
- Abundance of Windows and Light
- 9 Ft. Ceilings
- Attention to Architectural Details

## FOUNDATION

- 8'8 Ft. Poured Wall Foundation
- Basement with Steel Reinforcing Bars
- 1" (R5) Foundation Insulation
- Sealed Sump Pump and Pit
- Aluminum to cover the exposed concrete

## LUMBER/FRAMING

- 2x6 Walls 16" O.C.
- 15/32 OSB Exterior Wall Sheathing with Tyvek House Wrap
- Engineered I-Joist Floor System 16" O.C.
- Premium Sealed Edge ¾" OSB floor Sheathing
- Engineered Roof Truss System with Energy Heels and 15/32 OSB Sheathing

## ROOFING/GUTTERS

- Lifetime CertainTeed Landmark Dimensional Shingles with Lifetime Warranty-Mission Brown Color
- 5" Seamless Aluminum Gutters & 3x4" Downspouts in Desert Sand
- Ridge Vents on Home & Garage

## WINDOWS & EXTERIOR DOORS

- High Quality Vinyl Low-E Argon Filled Windows and Patio Doors White
- THERMA-TRU Fiberglass Insulated Exterior Doors Black front Door
- Insulated Raised Panel Garage Door w/window in Desert Sand
- 3' Primed Garage to House Fire Door
- Internal Window Grills on Front Elevation

## SIDING, SOFFIT/FASCIA & TRIM

- Cement Board - Prefinished Khaki Brown & Cement Board Shakes - Prefinished Khaki Brown
- Aluminum Fascia and Soffit in Desert Sand
- Miratec Window Trim painted Rivers Edge by SW

## DECK w/STAIRS

- Decking Trex Saddle color
- Railing Aluminum Black Tuscany

## PAINTING

- Interior Trim & Doors painted to match White Icing cabinetry
- Interior Walls Agreeable Gray by SW

## FIREPLACE

- 42" Bentley w/5 piece gas logs & blower
- Cultured Stone to Mantle Casa Di Sassi Bianco Blend - White Mortar
- Norrington mantle painted

## PLUMBING

- 50 Gallon Water Heater
- Kohler/Delta/Moen Plumbing Fixtures
- Pressure Balance/Anti-Scald Valves
- Shut-Off Valves at All Plumbing Fixtures
- Garbage Disposal
- Water Line to Refrigerator
- 2 Exterior Hose Bibs

## ELECTRICAL

- 200 Amp/ 40 Circuit Service Panel
- GDO Liftmaster 8550 Belt Drive-3/4 HP w/keypad & 3 remotes
- Interconnected Smoke Detectors with One CO Combination Detector On Each Level
- Gas and Electric Connection to Range & Dryer
- 2 Telephone and 2 Cable Outlets
- 2 GFI Exterior Weatherproof Outlets
- Doorbell and Chime
- 80/110 CFM Bath Fans
- Switched Basement Lights

## LIGHTING

- Whole House Lighting Package Minka-Lavery collection
- 6" Recessed Can Lights Per Plan
- Can Light at Covered Entry
- Ceiling Lights in All Rooms
- One Light Outdoor Wall Lantern in Dark Bronze by Maxim from the Catalina collection
- Under Cabinet lighting kitchen

## HVAC

- 92% High-Efficiency Furnace
- Central Air Conditioning
- Programmable Thermostat

## INSULATION

- R23 Energy Efficient BIBS Wall Insulation
- R50 Ceiling Insulation
- Vapor Barrier in Ceiling and Walls
- Closed Cell Spray Foam Insulation at Box Sills and Joist Ends

## INTERIOR MILLWORK AND DOORS

- Painted Stair Cap and Handrail
- Cased Closet Openings
- 2 Panel painted Doors
- Painted ¾ & 4 ¼ MDF Base & Casing
- Wood Shelving in all Closets with Pole, Pantry & Linen with 5 Wood Shelves
- Glass pantry door

## DRYWALL

- Knockdown Texture Drywall Finish
- Square Drywall Corners
- Drywall Return Windows

## HARDWARE

- Century Door Hardware Black Broadway levers
- Schlage Exterior Locks Keyed Alike with Handset & Deadbolt on Front Door

## FLOORING

- LVP Floors in Foyer, Kitchen, Hall Great Room, Mudroom & Bath 2 Liberty Park Summerset
- Carpet w/supreme cushion pad in Primary BR, stairs to LL, BR/Den Natural Appeal-Shortbread color
- En-Suite Bath tile floor and shower walls 12x24 Trends Cascade White Water Grout - Laticrete 95 mink

## KITCHEN

- Granite Black Mist Honed counters
- Hickory Flat Panel Cabinets with Soft Close in White Icing
- Plywood construction
- Hardware, Knobs & Dovetail Drawers
- 42" High Upper Cabinets
- Double Bin Trash Pullout
- Pull out lowers
- Stainless Steel Appliance Package

## BATHROOMS

- Main Bath black vanity
- Calicos Island Granite w/ rectangle sinks all baths
- Plate glass square edge mirrors
- Chrome Towel Bars/Paper Holders
- Glass panel swing shower door En-suite
- SOT main bath

## LAUNDRY/MUDROOM

- Calicos Island Granite drop zone
- Cabinets above
- Stained bench

## LOWER LEVEL

- Bathroom rough in
- Radon pipe through roof
- Radon fan in attic
- Option to finish FR/BR/Bath or FR/ 2 BR's/Bath

## SUBJECT TO CHANGE WITHOUT NOTICE

## BUILT BY

