

LaVista Walk

Standard Features – LaVista Walk

Exterior

- Architectural Controlled –Exterior Designs and Colors
- Exterior Treatments-brick, stone and siding per plan
- Siding- Fiber Cement siding, smooth finish.
- Engineered Floor Systems-Open Web floor truss system
- Engineered Roof Systems- Roof Truss system
- Subflooring-3/4” Tongue and Groove, screwed and glued
- Shingles- 25 Yr. Warranty 3-tab Fiberglass Shingles
- Fascia- 1x Blu-wood with crown and rake molding on front elevations or per plan
- Soffit- Cement Fiber
- Roof Decking-7/16” OSB
- Front Door-Fiberglass insulated door
- Rear Doors – Metal insulated.
- Windows –Low-E dual pane vinyl windows with wood jambs. Note: rear and side windows will be clear. Front window grille patterns vary per plan
- Gutters – 5” Ogee aluminum gutters with 3x4” downspouts
- Garage Doors – 8x7 or 16x7 insulated steel garage door per plan.
- Garage Door Opener Standard

Plumbing (fixtures Chrome or Oil Rubbed Bronze)

- Water heater – 50 Gallon gas or electric
- Kitchen Sink – Stainless Steel
- Kitchen Faucet – Moen Camerist 7545C w/ Pull-out Sprayer
- Master Bath shower valve – Moen T2152/62320
- Master Bath Faucet – Moen 6610 with lever handles
- Master Bath Tub (where applicable) –Acrylic tub and back splash. Styles vary per plan. Moen T933 / 64999 two handle
- Master shower – Acrylic or Marble pan with Standard Level tile surround per plan. Chrome or ORB framed enclosure with clear glass door.
- Secondary Bath Vanity Faucet – Moen 6610.
- Secondary Bath tubs – Steel tubs with tile walls.
- Secondary Bath Shower Valves – Moen T2152/62320.
- Powder Room – Pedestal Sink Style to be determined
- Powder Room Plumbing Fixture Moen 6610
- Supply lines – FlowGuard Gold CPVC
- Drain lines – PVC
- Main Supply line (from street) Polyethylene
- Hose bib- one outside of garage and one in front.

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Electrical

- Panel Box – 150 Amp
- Ceiling Fan Pre-wire: Family Room, Master Bedroom, and secondary bedrooms
- Switches – Standard white toggle switches.
- Smoke Detector - Each Floor Level and all bedrooms per code
- Electrical Receptacles are all white with white plates.
- GFI outlet in Garage.
- Two exterior GFI outlets; one at front door, one at back door.
- Secondary bedroom overhead lights.

Structured Wiring

- Family Room – (1) TV jack
- Kitchen- (1) phone
- Master Bedroom – (1) phone and (1) TV jack.
- Secondary Bedrooms –(1) TV jack
- One Data Jack (Location to be determined)

Alarm Pre-wire

- 2 Keypads pre-wired
- Sensors on exterior doors only
- Motion Detector pre-wire
- Siren-pre-wire

Lighting (Brushed Nickel or Oil Rubbed Bronze)

- Recessed can lights Kitchen standard (per plan)
- Overhead light in secondary bedrooms.
- Ceiling Fan in Family Room w/ Light Kit.
- Pre-Selected lighting.

HVAC

- Air Conditioning – SEER13 Single, Zoned system per plan.
- Furnace – 80% AFUE, gas, forced air or Heat Pumps. Single, zoned system per plan.
- Sinclair – Dual System

Fireplace

- Metal Box Unit – 36” direct vent fireplace.
- Surround and Hearth – Marble – white, beige or black.
- Mantle – Colonial wood mantle, painted.

Insulation

- Ceiling – R-30 Blown in Cellulose
- Vaulted Ceiling – R-19 Batts

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- Exterior Walls – R-13 Batts
- Between Conditioned and Non-conditioned garage ceiling area – R-19 Batts
- Fire Walls – U.L. 370 Fire-Rated Cellulose Wall
- All penetrations caulked and/or foam filled.

Interior

- Master Bedroom – tray per plan
- Terrace Level/First Floor – 9’ ceilings
- Second Floor – 9’ ceilings
- Third Level – 8’ ceilings
- Closets all include ventilated shelving. Double hang one side in Master Bedroom closet per plan.

Interior Trim

- Main Level – 4-1/4” Base throughout.
- Terrace Level, 3rd Floor, Closets and Garage – 3 1/4” base.
- Door & Window Casing – 356 casing throughout
- Crown Molding – 4” crown Family, Dining, Kitchen and master tray ceiling only.
- Chair rail in Dining Room – One piece chair rail.
- Interior Doors - 4 panel smooth w/ Satin Nickel Hinges or Oil Rubbed Bronze
- Closet doors - standard interior single or double hung 4 panel doors per plan.

Stairs

- Main floor and Terrace Level – Box stairs w/ oak treads (per plan)
- Treads – Oak (stained)
Dropped Foyer treads – Oak (stained)
- Handrail – Colonial Handrail and Newels, stained.
- Balusters: Iron decorative w/ twists or basket design

Hardware

- Front Door – Callan Black Entry Handle set with Satin Nickel or ORB inside
- Exterior Doors – Callan Entry Ball in Satin Nickel or ORB
- Bedrooms and Baths – Callan Ball in Satin Nickel or ORB privacy locks
- Other areas – Callan passage and dummy knobs – Satin Nickel or ORB
- Hinges – Bowden US 15A Satin Nickel or ORB

Cabinets

- Kitchen: Wood Cabinets various colors; 42” upper cabinets with crown molding.
- Bathrooms: Same color as kitchen
- Vanity Tops: Cultured marble w/ integrated bowl Bone or Biscuit.
- Kitchen Counter Tops – Granite
- Backsplash – Ceramic tile.

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Floor Covering

- Pre-Finished Hardwood (5" wide) Main level and Entry at Terrace level from Garage.
- Master Bath – Ceramic (Standard Level)
- Secondary Bath(s) – Ceramic (Standard Level)
- Carpet: 25 oz with 7/16" 6 LB pad in non hardwood areas.
- Laundry Room: Vinyl.

Mirrors

- Master Bath – 42" plate
- Secondary Bath – 42" plate
- Powder Room – Framed pre-selected mirror

Paint

- Exterior Siding – Sherwin Williams Deluxe Exterior Flat acrylic latex. Pre-selected.
- Exterior Trim – Sherwin Williams Semi-gloss acrylic latex. Pre-selected.
- Interior Walls – Sherwin Williams Masterpiece interior flat white base color. Riser on treys to be painted wall color.
- Ceilings – Same as walls
- Interior Trim – Sherwin Williams Semi gloss.
- Stain – Stair-handrails. Stained to match floor as closely as possible.

Appliances

- Whirlpool Self Cleaning Gas Range WFG371LV Stainless Steel.
- Whirlpool Dishwasher: Power Clean DU850SWP Stainless Steel
- Whirlpool Microwave: Microwave/Hood combination Model WMH2175XVB Stainless Steel.