

Stadium Village Estates

Standard Specification

1) Structural Features:

- 9' poured concrete basement walls with water proofing and pea stone
- 1st Floor: 9' Side Walls, 2nd Floor 9' Side Walls, 3rd Floor 8' Side Walls
- Premium I joist system
- 3/4" tongue and groove sub floor
- 7/16" sheathing on exterior walls
- Engineered truss roof system
- Vaulted ceilings (optional)
- 12" overhangs
- 2x4 16" o.c. studding of basement walls with insulation and vapor barrier
- 1 or 2 car attached garage (plan specific)

2) Exterior Features:

- Architectural shingles
- Primarily all brick and stone fronts and sides - see plan
- Aluminum soffits, fascia, and gutters
- Concrete drive wall and walks
- Post light
- 18 x 12 concrete patio (plan specific)
- Screens and gutters
- Downspouts extended underground away from foundation
- Perimeter foundation drain tile with pea stone
- Steel Cottage style insulated garage door with accent windows
- Garage door opener with 2 remote controls
- 6 panel carbon insulated front door with adjustable threshold
- Exterior trim with 2 coats of stain
- Kolbe & Kolbe tilt out low E glass windows with screens
- Andersen basement window
- Patio yard, sprinkler system with front landscape sprayers
- Professional landscape package
- Ridge vent ventilation system

3) Interior Features

- Ceramic tile (\$2.5 per tile material allowances) or hard wood flooring in foyer, kitchen, bathrooms, and utility area & carpet in living areas
- 2 panel painted solid core doors (except bi fold doors)
- Painted 3 1/2" casing and 7 1/4" base
- Brushed chrome brass, or oiled bronze lever style interior and exterior locks
- Gas direct vent fireplace with mantel and custom surround
- Towel bars and paper holders in bathrooms (finish same as interior door handles)
- Wire shelving in bedroom closets, kitchen pantry, and coat/linen closets
- R19 exterior cellulose blown wall insulation/ R-38 attic insulation

- R-11 interior wall insulation in bathrooms and laundry room
- Smooth walls and textured ceilings
- Mirrors above vanities in full bathrooms
- Frigidaire stainless steel appliances- Range, microwave, dishwasher, hood, and disposal
- KraftMaid cabinets (Flat Panel Hanley in oak or maple in 6 colors)
- Crown molding in kitchen cabinets
- 5/8" drywall on ceilings and 1/2" on walls
- Round drywall corners on wall corners
- Deluxe bath with jets in Master Bath
- Cultured marble vanity tops
- Taller vanities in bathrooms (35" to top of counter)
- Laminate kitchen countertop with beveled edge
- Interior wall 2 coats of flat latex paint/ Interior trim 2 coats of semi gloss paint

4) Electric Features:

- 200 amp electric service
- 3 phone jacks and 3 cable hook ups
- 6 Recessed can lights in kitchen
- Dual switch wire for ceiling fan in great room & ceiling lights in all bedrooms
- 2 Recessed step lights to basement
- Smoke detector hardwire with battery backup in each room
- GFI receptacles in kitchen and bathrooms
- Exterior GFI receptacle in front and rear
- Water softener outlet
- Exhaust fans in bathrooms

5) Plumbing Features:

- Two frost proof exterior water faucets
- Copper water lines/ Plastic drain lines
- City sewer and water
- 2 Sump pumps
- Water softener loop
- 50 gallon high efficiency gas water heater
- Delta Victorian brushed chrome or oiled bronze 2 level faucets
- Stainless steel kitchen sink
- Fiberglass tub/shower units & Kohler toilets

6) Heating Features:

- Arzel high efficiency gas furnace & high efficiency air conditioner
- Heat run in the basement
- Dryer Vent