

11/11/2021	SANDPOINTE STANDARD FEATURES
GENERAL CONSTRUCTION	
Insulation: Ceilings/Walls/Floors NOTE: Adding or enlarging window(s) maybe require extra insulation.	R-21 Ceiling, R-21 Walls, R-11 Floors
Window Type	Low-E vinyl windows with argon gas
Floor Joists	2 x 6 16" O.C.
Floor Decking	4' x 8' x 19/32" tongue and groove OSB
Exterior Siding Type	Vertical Fiber Cement
Exterior Window Trim	4" Trim All Sides
Dormers & Exterior Trim	Dormer is standard - see print for size and location.
Sidewalls	2 X 6 at 16" OC / 96" Height- Flat Ceiling.
Shingles	Architectural with Limited Lifetime warranty
Standard Roof Load	20 Pound w/Trusses 24" OC
Exterior Entry Doors	Front-36" Inswing with deadbolt knocker and peephole, Rear 32" Inswing with deadbolt
Eaves & Overhang	Single wide = 4", Double-wide=6", sidewalls and end walls. Screens vented.
Roof Pitch	3/12
Set Back Frame (Foundation Ready)	Optional
FLOORING COVERING	
Carpet & Carpet Pad	15 oz carpet & 3/8" rebond carpet pad
Linoleum	Kitchen, baths and utility. Dining room is lino in some plans and carpet in others. Hall and closets vary per print.
Main Entry Floor Covering	Lino
INTERIOR	
Window Sills & Trim	White finished sills (not T/T) w/lip molding
Ceiling Sheetrock Thickness	1/2" High Density
Closet Shelves	Wire shelves location per print.
Tape & Texture Interior Wall Finish	Standard throughout.
Interior Wall Paint	Creamy throughout standard.
Ceiling Paint	Matches primary wall paint.
Interior Ceiling to Wall Transition	Caulked and painted.
Coffered Ceiling	Optional - plan specific.
Base Molding	2-1/4" in lino areas. Optional all other areas.
Interior Doors	White raised 2 panel.
Door Trim	2 1/4" Waterfall except 1" flat on inside of closets.
Door Stops	None
Door Handles	Round brushed nickel
Wardrobe Doors	White raised 2 panel
LIGHTING/ELECTRICAL	
Bedroom Lighting	Recessed LED can light
Dining Room Lighting	Recessed LED can lights per print.
Kitchen Lighting	Recessed LED can lights per print.
Exterior Lights	White - both front and back doors.
Bathroom Lighting	Bath 1: recessed LED can lights. Guest: recessed LED can lights. Amount varies per floor plan. Cosmetic lights are optional.
Wire & Brace For Ceiling Fan(s)	Optional
TV/Phone Boxes - Rough In With Raceways - Not Wired	Optional
Electrical Service Main Panel	200 AMP
CABINETS	
Cabinet Type	Knotty Alder raised panel doors. Knotty Alder face frame and side panels with hidden hinges. All cabinets all have light maple color lined interiors.
Kitchen Overhead Cabinets	30" tall with one adjustable shelf.
Cabinet Hardware	Brushed nickel knobs on cabinet doors and drawers
Range Hood Overhead Cabinet	Standard
Refer Overhead	Overhead cabinet
Washer/Dryer Overhead	Optional

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Kitchen Drawers	Drawer Bank- doors over drawers optional.
Cabinet Crown Molding	Yes
Bathroom Drawer Bank	Optional. Not all baths will have room for drawers.
Backsplash - Kitchen and Baths	4" Laminate
Bar Back Finish	Matches cabinet
Countertop Self Edge	Laminate
Bathroom Lavy Cabinet	Full door - no cubbies. Med cabinet optional.
PLUMBING/HVAC	
Bath 1 Tub/Shower	60" Fiberglass tub/shower with shower head.
Guest Bath Tub/Shower	60" fiberglass tub/shower
Bath Sinks & Toilets	China and elongated toilet
Bath Sink Faucets & Tub/Shower	Single lever brushed nickel on sinks, tub and/or shower
Bathroom Mirrors	24" x 42" both baths
Towel Bar/Tissue Holders	Optional
Kitchen Sink	9" deep stainless steel
Kitchen Faucet	Single Lever with pull-out sprayer
Plumb for Washing Machine	Standard
Wire for Clothes Dryer	Standard
Shut-Off Valves	Individual standard. Whole House optional.
Exterior Water Faucet	Optional in pre-determined locations.
Heating System	Electric forced air furnace and ducts
Water Heater	30 Gallon
WINDOW TREATMENTS	
Mini Blinds	Optional
APPLIANCES	
Color	Black
Refrigerator	18 Cubic Foot Frost Free. Plumb for ice/water in wall optional.
Range	30" Electric range with window and clock
Dishwasher	Optional
Microwave	Optional
Range Hood	30" Black
Fireplace	Not Applicable
ADDITIONAL FEATURES	
EZ Set Trim Package - Run drywall all the way marriage line. Ship loose foam beams for ceiling and wall close up.	Optional
T & T Close Up - Hold drywall back from marriage line for site installation and finish of drywall.	Standard