



Saussy Burbank Features and Specifications

Environments for Living – Diamond Class Homes which gives the homeowner energy efficiency, indoor air quality, advanced comfort and durability

FOUNDATIONS, PORCHES, STOOPS AND STEPS: Crawl space foundation with oversized brick all sides and brick steps.

CEILING HEIGHTS: A minimum of 10' ceiling height on 1- floor and 9'on2- floors except in clipped ceiling areas.

WINDOWS: Silverline 2900 single hung tilt vinyl windows, Window glass is low E and window grills are between the glass; grill patterns vary per plan. Screens provided for the side and rear of house; screens are not provided on the front of the house.

EXTERIOR DOORS: The front and rear doors are fiberglass, style per plan. Garage access door is insulated metal.

FIREPLACE: Gas fireplace with gas logs, granite surrounds, and hearth with mantel are included. Fireplace will be vented.

ROOFING: 30-year architectural fiberglass shingles or equivalent, color sample available at design center. Color predetermined by builder.

EXTERIOR: Brick veneer using oversized brick, exterior accents will be cement fiber per plan. Brick, siding and trim colors are predetermined.

ATTIC ACCESS: Pull down attic stairs with 4 sheets of OSB for **LIGHTWEIGHT** storage, location determined by builder. Additional plywood available per plan.

HEATING: Lennox model G51MP-36B-070 90% efficiency rating gas furnace with CX34-43B indoor coil and a 13ACX036 410A condensing unit for the whole house. Homes will have a 2-zone control system with digital thermostat on the 1- and 2- floor heating and air conditioning system is sized for the heated square footage, not sized for unfinished areas. **Merv 10 filter system with fresh air from outside.** Builder determines all furnace, compressor, and natural gas meter locations.

PLUMBING: Elongated toilets, 50 gallon **electric** water heater, front and rear outside hose bibs, undermount kitchen sink (Metro 60/40) with chrome Delta pull faucet and ice maker stub. Level #1 granite tops with white oval under mount sink in master and secondary bath, pedestal sink in powder room, Master tub and shower surround will be level #1 ceramic surround, master tub deck and shower seat will be solid surface, satin chrome framed shower clear glass with handle through the glass. Tub/shower in secondary baths will have 6" X 6" ceramic surround. Master tub and shower base will be acrylic; hall tub/shower will be 18" steel with white enamel finish. Drain plugs and overflows are chrome. All bath faucets are chrome double handle Innovations 2530 series by Delta, or equal. 48" high beveled mirrors in master bath. Builder determines all plumbing and meter locations.

ELECTRICAL: Pre-wired for telephone in all bedrooms, kitchen, family room and living room with category 5E wiring. Pre-wired for cable TV in all bedrooms, family room and living room. Pre-wired for future security system. One eyeball light at fireplace on flat ceilings, under cabinet Xenon lights in kitchen per layout, 1 single outlet floor receptacle in Living room. Block and prewire for ceiling fan/light in living room and all bedrooms, standard ceiling fan installed in living room and master bedroom. Exterior waterproof outlets on front & rear of house. One double flood light on three way switch located on rear of home. Smoke detectors and carbon monoxide detectors per code. Builder determines all electrical and meter locations.

MOULDINGS, INTERIOR DOORS AND CLOSET SHELVING: Two-piece craftsman style crown moulding throughout entire 1- floor. Panel mould and half round added to window and door headers (except inside non walk-in closets), 7 1/4" base moulding downstairs and 5 1/4" base moulding upstairs. Stair newel post and pickets are determined by plan and will be square edged or turned. Turned newel will be stained, square newel and all pickets will be painted white. Interior doors are 4-panel, 8' doors on 1- floor and 6'-8" doors on 2- floor. Open railing and optional open railing as shown on plan will be included in homes. Master closet, master linen and pantry will have job built MDF painted (standard trim paint) shelving, other closets, linen, coats and secondary bedrooms will have standard wire shelving.

INTERIOR PAINT: Porter Paint; walls and ceilings are painted flat latex 3 color choices and interior trim is painted semi-gloss latex Commercial White - Additional wall and ceiling colors available in selection center.

CABINETS: Kitchen and bath cabinets will be Merillat 42" Level 4, with roll-out trays, crown moulding, light rail, deep refrigerator cabinet and cabinet hardware. Laundry will have Mountain Mist white cabinets with 30" upper cabinets and base (NOTE: laundry sink is optional). Master bath vanity is raised. Level #1 granite tops in kitchen with level #2 tile backsplash. Level #1 granite tops in laundry.

APPLIANCES: Appliances are GE or equivalent and will include a 30" gas cook top, non-vented microwave, single oven and dishwasher Model numbers are based on unit type. G.E. model numbers change frequently. Disposal is 1/2 hp insinkerator or equivalent. Washer, dryer and refrigerator are NOT included.

FLOOR COVERINGS: First floor: Each plan will have standard 3/4" underlayment. 3/4" #1 common red oak flooring, finished in place, is standard throughout the entire 1- floor except master bedroom, master bath, master closets and laundry rooms. #1 12" ceramic tile in Master bath, 8" X 8" ceramic tile floor in hall baths and laundry; carpet standard in other first floor rooms, family room, bedrooms and stairs. Second floor; 3/4" tongue and groove plywood or OSB with carpet. Standard carpet areas will have Mohawk/ Everstrand "Sunset Key" with 3/8" 5.5 lb. rebond pad or equivalent.

LOCKSETS: Satin Nickel knobs by Schlage "Plymouth" or equivalent. Front, rear and garage access door to have single cylinder deadbolt locks. Plymouth style lockset at front door.

LIGHT FIXTURES: Customer chooses all fixtures from builder's offering in the design center except for recessed fixtures shown on plan.

GUTTERS: Aluminum gutters and downspouts with splash blocks per plan.

EXTERIOR RAILING: Wrought Iron... Porch rails per plan. Hand rails as required by code.

WALKS AND DRIVES: Concrete drive from street to garage with walk from drive to front steps location and layout determined by builder.

TERRACE: 240 square feet of concrete scored 2' X 2' pattern and colored...choices at design center.

GARAGE: 2-car attached garages per plan, ceiling and walls next to heated areas of the house will be insulated, and all walls will be finished. Steps from house to garage will be brick Garages will include white steel cottage style garage door (s) with opener and two remote controls.

LANDSCAPING: Yards to be fine graded, with seed and straw and foundation plants.