

Allison Ramsey Standard Features

ALL OUR HOMES ARE BUILT GREEN READY AND ENERGY STAR READY

STRUCTURAL

- Exterior Walls: 2"x 4" wall studs, 16" o.c.
- Interior Walls: 2"x 4" wall studs, 24" o.c.
- Single top plates on interior walls
- Mating Walls: 2"x 3" and/or 2"x4" wall studs, 16" o.c.
- Floor Joist: 2"x 10", 19.2" o.c. (2"x 8", 16" o.c. for 24' wide models)
- Subfloor System: ¾" tongue-and-groove OSB
- Exterior & Gable End Wall Sheathing: 7/16" OSB
- Roof Pitch: Ranch & 2-Story 7/12 storage truss 24" o.c., Cape 12/12 truss 24" o.c.
- Roof Sheathing: 7/16" OSB with ply-clips
- Overhangs: 11" fixed
- Ceiling Height: 8'
- Gable Extensions: 12" with drip edge

PLUMBING

- **Bath Fixtures: Huntington Brass Carmel Series fixtures in Antique Bronze (ARA EXCLUSIVE)**
- Tubs and Showers: Fiberglass/white
- Master bath Showers to have glass doors
- Toilets: Elongated, vitreous china
- Plumbing Supply System: Pex
- Drain, Waste & Vent System: PVC
- Water Heater: Electric 50 gallon high efficiency
- Kitchen Sink: Deep stainless steel, double bowl
- Kitchen Faucet: Single lever with Sprayer
- Bath Faucets: Dual handle with chrome Finish
- Whole house shut off valve located in washer box, supplied and site installed for basement plans

INSULATION & HEATING/COOLING

PREPARATION

- Floor: R-19 insulation
- Exterior Walls: R-13 insulation

- Ceiling: R30 insulation
- Toe Kick Registers @ kitchen & baths

APPLIANCES

- Standard Dishwasher
- Standard Clean Electric Range
- Range Hood: Vented with light & fan
- All Others Optional

EXTERIOR

- **Siding: Cementuous exterior with smooth surface, 6" reveal max (ARA EXCLUSIVE)**
- **Smooth exterior trim – Cementuous or equivalent (ARA EXCLUSIVE)**
- Roof Shingles: 20 year three tab fiberglass over 15 lb asphalt felt
- Ridge ventilation system
- **Moss Simulated Divided Lite windows (ARA EXCLUSIVE)**
- Exterior window treatment at front elevation (as shown on floor plan)
- Exterior Door: as shown on floor plan with deluxe hardware on front and deadbolts on front & back
- House Wrap

INTERIOR FINISH

- Walls: ½" drywall primed with smooth finish, bone white
- Ceilings: 1/2" high strength ceiling drywall, taped and stippled, painted bone white
- **Coastal Interior Trim Package (ARA EXCLUSIVE)**
- Stairs: Sloped wall
- Carpet: 25oz FHA with deluxe padding (shipped loose)
- Kitchen/Bath/Utility/Foyer Flooring: premium vinyl floor tiles
- **Interior Doors: Craftsmaster Crossmore (3-panel) interior doors (ARA EXCLUSIVE)**
- Cabinets: Sundale flat panel square 30'/36" wall with crown, no furr down
- Counter Tops: Square edge with 1 row

ceramic backsplash

- Lavinette Mirrors: Pencil edge
- Shower rods and bath accessories by purchaser
- Closet Shelving: in all closets and over washer/dryer

ELECTRICAL

- Main Electric Panel: 200AMP
- Smoke Detectors: Per plan
- Interior Lighting: Wire & brace in living room & bedrooms with 2 switches and light fixtures
- Recessed Lights: In kitchen, foyer & over shower
- **Progress Deluxe Lighting pkg: North Park Collection (ARA EXCLUSIVE)**
- Wall mounted vanity lighting
- Phone Jacks: 1 outlet in living room
- Return Air Grille with plenum and pull wire for thermostat
- Electric Box: At exterior walls, infiltration sealed
- Front & Rear exterior receptacles
- Exhaust Fans: Vented to exterior
- Wiring: Nonmetallic, 12 gauge min

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