

ROSEWOOD HEIGHTS INCLUDED STANDARD FEATURES

Services

- Utilities - Sewer, Water, Gas & Cable TV
- Electric Service - 200 amp

Concrete

- Foundation - Crawl
- All Flatwork 4" Nominal Thickness
- Service walk width 3' (or per condition)
- Patio - 10' x 12' w/ Stoop
(extended porch luxury feature on Orcas plan)
- Brushed Concrete Finish

Framing

- Type - Double wall construction
- Floor Joists - 2" x 10" or better
- Upper Floor Ceiling - 8'1" all plans
- Main Floor Ceiling - 8'1" plans <2,000sf
- Main Floor Ceiling - 9' plans >2,000sf
- Exterior Walls 2" x 6" at 16" on center
- Interior Walls 2" x 4" at 16" on center
- Engineered Truss Roof
- 30 Year Architectural Roof Covering

Plumbing

- Material - Plastic
- 50 Gallon/ Gas Water Heater
- Chrome Faucets
- China (White) Lavatory Sinks
- Water Saving (White) Commodes
- 2 Exterior Spigots
- Ice Maker Line - Standard
- Laundry Hook-up - Standard

H.V.A.C.

- Gas Furnace (per plan)
- Programmable Thermostat

Electrical

- Interior Lighting (per plan)
- Exterior Lighting at Entry & Garage
- Recess lights in kitchen
- Cable TV Outlets - 3 Standard
- Doorbell
- Phone Outlets - 2 Standard
- Outdoor Outlets - 2
- Den plans - Dedicated Cable & Phone

Insulation

- Type - Fiberglass (or equal)
- Ceiling - R-38 blown
- Vaulted Ceiling R-30
- Exterior Wall—R-21 batt
- Under Floor—R-30

Drywall

- Rounded Corners featured on Main Floor
- Garages - Fire-taped only

Exterior Features

- Exterior Trim - Whitewood
- 5" Gutters with 2" x 3" Downspout
- Full Wrap Cement Lap Siding with Board & Batt Features on Many Elevations
- Designer 3-Tone Paint with 12 Color Schemes to Choose From

Doors and Windows

- Front Door 3" Insulated Fiberglass
- Front Door Painted one color
- Garage Door (per plan)
- Garage Door Openers Optional
- Patio Doors (per plan)
- Kwikset Entry Lock
- Kwikset Deadbolt
- Vinyl Windows, Slider & Fixed
- Grids - Craftsman in Front only
- Wide Exterior Window Trims
- Window Screens Included

Cabinets

- Birch Recess Panel Style Cabinets for 8'1" Ceilings
- Birch 36" Recess Panel Upper Cabinets & Crown Molding for 9' Ceilings

Kitchen

- Formica Countertops w/ Wood Self-edge
- Stainless Steel Kitchen Sink
- Faucet Spray

Fireplace

- Fireplace with Tile & Mantle standard

Appliances

- Whirlpool Appliances
- Stainless Range
- Stainless Micro-Hood Fan
- Stainless Dishwasher

Master Bathroom

- 5 Piece Bath Standard
- 36" Vanity Countertops / Cabinets
- Frosted Euro-Style Shower Door
- Mirror (per Cabinet)
- White simulated Tile Tub/Shower (per plan)

Hall Bathroom

- Cabinet Size per Plan
- Mirror (per Cabinet)
- White simulated Tile Tub/Shower

Powder Room (when specified)

- Pedestal Sink
- Beveled Oval Mirror

Interior Trim

- Satin Nickel Interior Door Levers
- Custom Painted White Millwork Package
- Two-Panel Roman Arch Beaded Doors
- Craftsman-Style Casing & Headers
- Oversized Baseboards, Window Sills, Aprons & Wall Caps

Shelving

- White Wire Shelves
- Double Shelves in Half Master Closet

Interior Paint

- Satin Finish

Flooring

- Vinyl - Industry Standard
- Carpet Pad - 7/16 6# density
- Tile Entry Area

Landscaping

- Front & backyard landscaping
- Fenced backyard

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