



SPECIFICATIONS

Foundation

- Engineered foundation- slab on grade

Ground Floor

- All covered entry porches and outdoor living areas will be a troweled finish concrete with broom finish.
- Garage floors will be smooth troweled finish concrete.

Covered First and Second Floor Outdoor Living

- Outdoor living 1st floor flooring – broom finished concrete, no rail included
- Second Floor Decks stamped concrete system
- Porch ceilings 1st and 2nd floor to be yellow pine stain grade tongue and groove
- Railings will be steel painted with oil based industrial paint, included at main level porch and stairs, no rail included at lower level.
- Metal exterior staircase with wood treads

Frame

- Ceilings may be raised and or vaulted per plan
- Exterior walls will be sheathed using the Zip Wall sheathing by Huber.
- Walls will be 2 x 4. Wet plumbing walls will be 2 x 6. Or as designated on plan
- Floor systems will be engineered open web wood trusses & TGI's
- 1 1/8" OSB Floor Decking by Advantech will be used as sub flooring.
- Roof decking will be OSB

Exterior

- The exterior is mixture of natural stone and natural cedar wood siding
- Exposed beams and posts at porches will be fir timbers
- Soffit will be yellow pine stain grade tongue and groove.
- Exposed #1 SPF timber rafter tails per plan
- Exposed beams and trusses at rear porches will be a rough sawn fir timbers.
- Full Gutters, 1/2 round with down spouts to neighborhood rainwater harvesting tanks

Exterior Doors

- Exterior Doors will be 8'0" tall and width varies per plan.

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Windows

- Windows pattern will be per architectural drawings.
- Anderson E Series Windows – Bronze Exterior with clear pine stained interior

Roofing

- Mechanically Seamed Metal Roof System –Color “Pre Weathered Galvalume 24”

Garage

- Garage doors will be craftsman style with cedar facing per plan
- Garage doors - 8080 & 6080 as called out per plan
- Garage door openers will be 1/2 HP jack drive and include 2 remotes and keyed access panel.

Insulation

- Total encapsulated spray foam insulation package.
- Exterior Wall Insulation will be 3-½ inch R13 spray foam.
- Walls between baths and living areas and utility will be insulated with fiberglass batts for sound attenuation.

Sheetrock

- 5/8” Fire Rated sheetrock will be used where required by code.
- Walls will be ½” sheetrock, all ceilings will be 5/8” sheetrock.
- All exposed interior ceilings to have hand troweled texture.
- All exposed walls on first and second floor will be hand troweled texture.
- Garages / Activity Room hardi and orange peel texture in sheet rocked areas
- DensShield or Hardie (tile backer) products will be used behind tubs and shower walls.
- Micro rounded corners will be used on the interiors.

HVAC

- All HVAC systems will be designed using Manual J Section 8.
- High efficiency “Trane” heat pump units will be used.
- High efficiency “Trane” 16 SEER compressors will be used.
- Fresh air intake systems will be installed.
- Nest Digital thermostats will be installed.

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SPECIFICATIONS

Electrical

- Decora style switches will be standard.
- Ceiling fans per plan.
- Recessed lighting per plan.
- Dimmers will be included on recess lighting in Living, Dining, Kitchen, and Master Bedroom.
- LED bulbs will be installed in recessed fixtures.
- When available all fixtures other than fluorescents will have LED bulbs.
- Cat 5e phone drops and RG6 cable drops & home runs to a single network panel.
- Every bedroom and living will receive a phone and TV outlet; phone outlet at kitchen
- Homes will be prewired for security systems.
- Under cabinet lighting will be used in kitchen.
- Exterior lights will be high efficiency long life LED lighting.
- Garage coach lights on a photocell

Plumbing

- High Efficiency Tankless water heaters
- Tile over mud set shower Pans will be job water proofed with fiberglass liner
- Plumbing fixtures to be specified by builder either Delta, Kohler or Grohe
- Low flow commodes
- Pre plumb for water softener

Paint

- A three-tone paint scheme will be used on the exterior.
- Exterior Cedar siding to be stained :Single stain colors
Doors: Single accent color
Accents: Railings and Metal, Single Color
- Interiors will be painted using low VOC Paints.
- Interior walls will be primed prior to paint or texture.
- Interiors will have a two tone color scheme.
- Walls will be painted with single color "eggshell" wall paint
- Sheetrock Ceilings will be painted with flat paint
- Closet Trim will be painted with single color satin enamel paint.
- Interior doors and trim will be painted

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CYPRESS COVE TREEHOUSES

SPECIFICATIONS

Interior Trim

- Paint grade, solid core interior doors
- Interior doors 8' in height, Loft area interior doors will be 6'8" doors per plan
- Interior wood paneling to be paint grade material at dining, loft, and living on select walls per plan
- All interior trim will be a Pine (Painted)
- All base molding will be 1 x 6 Pine (Painted)
- All interior doors in living areas will be trimmed using 1 x 4 legs and 1 x 6 head casing – painted
- The interiors of closet doors will be trimmed using a 1 x 4 casing throughout.
- The windows in the living, dining will be cased using 1 x 4 legs and 1 x 6 head casing – painted
- All closet shelving will be a paint grade MDF
- Interior V Groove Ceiling treatments in Dining, Living, Loft, Master and Guest Room (Stained)
- Interior beams (1 Ridge & 1 Cross) per plan
- Interior Pre - Manufactured steel spiral stairs will have a stained tread, iron balusters and iron handrail.

Cabinets

- Interior cabinets will be a custom made pre-finished painted flat panel Maple "Shaker" style door
 - Self-close hardware will be used.
 - Cabinets will be the same finish in the Kitchen and Bathrooms.
 - Kitchen uppers to ceiling and 14" deep
 - Islands will have finished end panels
 - Master Bath vanity heights will be 36".
 - Secondary bath vanity heights are 36"
 - All upper and base cabinet shelves are fully adjustable.
- Cabinet hardware is included. Cabinet doors and drawers will have a knob with a finish that matches the interior hardware

Countertops

- All kitchen, and master bathroom countertops will be 3 cm quartz with square eased edge.
- Secondary bathroom countertops will be 3 cm quartz with square eased edge.
- The kitchen backsplash will be ceramic tile to the bottom side of the upper cabinet & around kitchen window to ceiling
- The kitchen sink is a stainless steel single bowl under mount
- Master bathroom tops & Secondary bathroom tops will have a white under mount porcelain sink.

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SPECIFICATIONS

Appliances

- Dishwasher, Single Oven, Microwave, Gas Cooktop w/ downdraft
- Refrigerator
- Front Load Washer & Dryer (Whirlpool)

Mirrors and Shower Doors

- Decorative Mirrors in all secondary bathrooms
- Medicine Cabinet Mirrors at Master Bath
- Shower enclosures will be frameless (per plan).

Flooring

- Living, Dining, Kitchen, Master Suite, Guestroom, Loft & attic storage and adjacent hallways will have pre-finished engineered wood floor
- Utility & Baths will have tile

Energy Features

- "Trane" brand heating and cooling systems. 16 SEER rated condensers with high efficiency heat pump.
- HVAC system will be tested and inspected for duct leakage.
- Wi Fi enabled digital energy star thermostats.
- Fresh air intake system.
- Spray Foam wall and ceiling insulation.
- High efficiency Tankless water heaters
- Low water consumption toilets.
- Timers will be used on exhaust fans in wet areas.

Home Owner Convenience

- Recessed dryer vent box.
- Master Showers will be recessed to allow for ADA no barriers entry
- Utility room will have floor drains installed to exterior.

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