



STANDARD BUILDING SPECIFICATIONS

EXTERIOR

- 5 BLOCK HIGH CRAWLSPACE FOUNDATION
**BASEMENT FOUNDATION OPTIONAL
- PRESSURE TREATED SILL PLATE
- TJI OR OPEN WEB FLOOR TRUSS 16" O.C.
- ¾" T&G OSB FLOOR SHEATHING
- 2X6 EXTERIOR WALL FRAMING, 16" O.C.
- ZIP SYSTEM® EXTERIOR WALL SHEATHING
- 2X4 INTERIOR WALL FRAMING
- ZIP SYSTEM® ROOF SHEATHING
- 30 YR ARCHITECTURAL SHINGLES
- SHINGLE-OVER ROOF VENT
- 12" VENTED OVERHANGS
- SINGLE HUNG VINYL THERMOPANE WINDOWS
- LOW-E GLASS WINDOWS WITH DP-50 RATING
- 6-PANEL 3/0 X 6/8 INSULATED FIBERGLASS EXT DOORS
- BRUSHED NICKEL KNOB / DEADBOLT LOCKSETS
- 6/0 X 6/8 VINYL SLIDING PATIO DOORS (PER PLAN)
- 5/5 DUTCHLAP OR FLAT LAP VINYL SIDING
**VINYL SHAKE AND BOARD/BATTEN STYLES OPTIONAL

INSULATION

- R-30 BLOWN CELLULOSE CEILING INSULATION
- R-23 BLOWN INSULATION BIB IN EXTERIOR WALLS
- R-19 FIBERGLASS BATTS UNDER FLOOR
- R-11 BASEMENT STAIRWELL ENTRY WALLS
- R-11 UPPER LEVEL STAIRWELL CLOSE OFF

INTERIOR

- 8' CEILING HEIGHT
- SMOOTH ½" DRYWALL ON WALLS THROUGHOUT
- SMOOTH 5/8" DRYWALL CEILINGS THROUGHOUT
- ALL SURFACES PAINTED WITH ONE COAT PRIMER
- CEILINGS PAINTED WHITE
- WALLS PAINTED WITH TWO COATS NEUTRAL COLOR
- 2 ¼" CASE MOLDING AT WINDOWS/DOORS, WHITE
- 5 ¼" BASE MOLDING THROUGHOUT, WHITE
- WHITE 6-PANEL DOORS, SIZES PER PLAN
- BRUSHED NICKEL KNOB AND HINGE HARDWARE
- BRUSHED NICKEL BASE MOUNTED DOOR STOPS
- CARPET, VINYL AND LAMINATE FLOORING OPTIONS
- ONE FLUSH MOUNT LIGHT FIXTURE PER ROOM
- UP TO 5 RECESSED CAN LIGHTS IN KITCHEN
- ONE WALL MOUNT VANITY FIXTURE PER SINK
- H2O PROOF RECESSED LIGHT OVER TUBS / SHOWERS

KITCHEN

- ECHELON® ASCENT CABINETS
 - 8 DOOR STYLES AND CHOICE OF FINISH
 - MATCHING COVE MOLDING ON WALL CABINETS
 - ¾" ADJUSTABLE SHELVES
 - BRUSHED NICKEL CABINETS PULLS
- LAMINATE COUNTERTOPS
- 8" DEEP STAINLESS DOUBLE BOWL SINK
- WIRED FOR ELECTRIC RANGE AND GFI WIRED RECEPTACLES
- DELTA LELAND® 9178-DST SINGLE HANDLE PULL-DOWN KITCHEN FAUCET IN BRUSHED NICKEL

BATHS

- ONE-PIECE FIBERGLASS TUBS AND/OR SHOWERS IN ALL BATHS
- GFI WIRED BATH RECEPTACLES
- POWER VENT CEILING FANS PER CODE
- 1.6 GAL PORCELAIN ELONGATED BOWL TOILETS
**ADA COMPLIANT OPTIONAL
- ECHELON® ASCENT CABINETS
 - 8 DOOR STYLES AND CHOICE OF FINISH
 - BRUSHED NICKEL CABINET PULLS
- CULTURED MARBLE COUNTERTOPS
- DELTA WINDMERE® B2596LF LAVATORY FAUCET IN BRUSHED NICKEL

UTILITIES

- 50 GALLON ELECTRIC WATER HEATER
- 200 AMP MAIN SERVICE
- 12/2 WIRING THROUGHOUT
- SWITCH AND RECEPTACLE PLACEMENT PER CODE
- TWO GFI EXTERIOR RECEPTACLES (CHOICE OF PLACEMENT)
- PEX PLUMBING
- WIRED AND PLUMB FOR DISHWASHER
- DOOR CHIMES AT FRONT AND REAR DOORS
- AC/DC SMOKE DETECTORS IN ALL BEDROOMS PER CODE
- CARBON MONOXIDE DETECTORS PER CODE
- WATER SHUT-OFF VALVES AT ALL SINKS AND TOILETS

At Southern Dream Home Builders, we continuously seek new and improved materials and methods. Therefore, we reserve the right to change product specifications, plans and prices without notice and without incurring obligations, should the need arise.