



# Foothills Builders

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## Standard Features

### Foundation

- Poured concrete footings per plan
- 8"W x 8'H poured concrete walls
- Asphalt water seal coating on basement walls
- Poured concrete floor slab
- Exterior basement walls insulated per code
- 1 Basement Egress window with window well and ladder
- Poured concrete garage floor slab

### Electrical

- 200-amp underground service
- Underground phone and cable service to house
- Hard wired smoke detectors with battery backup per code
- Carbon Monoxide detectors per code
- 2 exterior outlets, front and rear
- 1 overhead combination light/vent in each bathroom
- Each bathroom wired for vanity lights
- Each bedroom wired for 1 overhead light and walk in closet light
- Lighting layout per builder's plan
- \$750 light fixture allowance

### Plumbing/ Heating

- Pex tubing throughout house
- Water line for refrigerator ice maker
- 50-gallon electric water heater
- PVC waste lines
- Washer/ Electric Dryer hook up (gas dryer optional)
- 2 frost free exterior hose bibs, 1 front, 1 rear
- Propane, forced hot air heat
- Central AC



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## Roof and Siding

- 30-year Owens Corning asphalt shingles
- Ice and water shield at all valleys and eaves
- Roof ventilation system
- Low maintenance vinyl siding
- Vented soffit system
- Shutters on front elevation windows

## Kitchen

- Low maintenance luxury vinyl plank flooring
- Wolf cabinets from builder's selection (Kitchen Island optional)
- Granite countertops from builder's selection (Backsplash optional)
- Wired for 30" Electric Range
- Stainless steel appliance package (Washer/Dryer not included)
- Stainless steel single bowl sink
- Chrome Delta faucets or equivalent

## Flooring

- Low maintenance luxury vinyl plank flooring in bathrooms, kitchen, laundry and mud room from builder's selection
- Carpet with padding from builder's selection in bedrooms, living room, stairs (from first to second floor) and second floor

## Interior

- 9' Ceilings on first floor of two-story floor plans
- Cathedral ceilings on one-story floor plans (where shown)
- 3 1/2" pine baseboard molding, painted white
- 2 1/4" pine picture frame trim around door frames and window frame, painted white
- All interior sheetrock primed: ceilings and trim painted white, interior walls painted flat white

## Windows and Doors

- Energy efficient vinyl windows
  - Single Fiberglass front entrance door (sidelights and transom lights optional)
  - 6' Energy efficient vinyl sliding door (where shown)
  - Single 16' x 7' carriage style overhead garage door
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## **Main bathroom**

- 36" Single bowl vanity molded marble countertop sink combination from builder's selection
- Single unit white fiberglass bathtub/shower combination
- Comfort height elongated white toilet
- Polished chrome fixtures

## **Master bathroom**

- 36" Single bowl vanity molded marble countertop sink combination from builder's selection
- White fiberglass shower insert
- Comfort height elongated white toilet
- Polished chrome fixtures

## **Powder Room (Where shown)**

- White pedestal sink with polished chrome fixtures
- Comfort height white elongated toilet

## **Landscaping**

- Yard graded with topsoil
- Paved driveway (width of garage opening by length to road for front load garages)
- Concrete sidewalk from paved driveway to front porch

*Note: Builder reserves the right to substitute materials specified with similar products of equal quality. Items described as "optional" may contain and associated upgrade cost. Marketing and construction drawings may depict upgraded features. Foothills Builders' standard list shall supersede any upgraded items depicted on the drawings unless the upgrade is specifically mentioned in the contract price list or subsequent change order documentation.*