

OAKMONT ESTATES



UTILITIES

- City Water, City Sewer
- Underground Utilities

FOUNDATION

- 8" Foundation Walls
- 10" x 25" Footings

STRUCTURAL

- 10.5' Ceilings Living & Dining Area, 9' Remaining First Floor, 8' Second Floor
- Exterior 2 x 6 x 16" on center
- Interior 2 x 4 x 16" on center
- Sub Floor 3/4" Tongue & Groove
- Exterior Roof Sheathing 5/8" OSB Board
- Exterior Wall Sheathing 7/16" OSB Board

SIDING

- Vinyl Clap Board Siding - White
- Vinyl Shake Siding in Peaks - White
- Vinyl and Aluminum Trim - White
- Corner Posts and Skirt Boards
- Aluminum Gutters and Leaders
- Shutters Per Plan - Black

WINDOWS

- Sturgis with Low E Glass
- Double Pane Insulated Argon Gas Filled
- Double Hung Tilt Windows
- Screens and Grills

ROOFING

- 30 Year Architectural Shingles - Dual Black

EXTERIOR

- Paved Driveway
- Site Landscaped to Approved Site Plan
- 10 x 12' Paver Brick Patio - Gray

INSULATION

- Barricade Housewrap
- 2nd Floor Ceiling R-49
- Exterior Walls R-21

HEATING, VENTING & AIR CONDITIONING

- 2 Zone Electric Heat Pump HVAC
- Dryer Venting to Outside
- Attic Scuttle
- Soffit and Ridge Vent
- 50 Gallon Electric Hot Water Heater

PLUMBING

- Kitchen Sink, Single Bowl Stainless Undermount
- Fiberglass Base, Tiled Shower - Primary Bath
- 1/4" Frameless Primary Shower Door
- One Piece Fiberglass Tub and Shower - Upstairs Bath
- Faucets - Delta or Equal
- Toilets - Elongated Toto
- 2 Exterior Faucets Provided
- Washer & Dryer Hookup
- Plumbing Supply Line: Copper/Pex
- Drain Lines: ABS

ELECTRICAL

- 200 Amp Service
- 2 Exterior Plugs
- 1 1/3 HP WIFI Garage Door Opener
- Smoke Detectors Provided Per Code
- 1 Phone Jacks, 4 Cable Jacks
- Fan Lights located in all Baths
- 7 LED Recess Lights

APPLIANCES

- Dishwasher by GE Stainless Steel
- Range Electric Self-Cleaning by GE Stainless Steel
- Microwave by GE Stainless Steel
- Refrigerator by GE Stainless Steel

FLOORING

- Vinyl Plank located in Kitchen, Dining Room, Family Room, 1/2 Bath, 2nd Floor Hall, and 2nd Floor Bath
- Tile located in Primary Bath
- Wall to Wall Carpeting in all bedrooms, \$18.00/Yard

INTERIOR FINISHES

- 6 Panel Style Interior Doors (Masonite)
- 5-1/4" Neck Baseboard Colonial Type
- 2-1/2" Pine Cased Openings Colonial Type
- 4-5/8" Crown Molding Kitchen & Hallway
- Ceilings Sprayed Flat White
- Walls Painted 2 Coats Flat Latex Eggshell
- Trim Painted 2 Coats White Semi-Gloss Latex
- Moisture Resistant Sheetrock around Tubs
- Stairs to be Oak Treads and Popular Risers

CABINETS

- Custom Made Raised Panel Cabinets & Vanities
- Granite Counter Tops in Kitchen and Baths with 4" Backsplash