



STANDARD FEATURES & CONSTRUCTION SPECIFICATIONS

GENERAL CONSTRUCTION

CONCRETE SOIL

- Open hole soils inspection report, Lovas Engineering, Inc.
- Engineered footings and foundation, Dwel Inc.

WALLS

- 2 x 6 exterior wall wood stud framing - 16" o.c.
- 2 x 4 exterior garage walls - 16" o.c.
- 2 x 4 interior wall wood stud framing - 16" o.c.
- Structural exterior OSB sheathing

ROOF SYSTEMS as designed by TrussCraft

- Engineered wood trusses - 24" o.c.
- Hurricane/wind truss clips/strapping
- 7/16 OSB sheathing
- Flat, vaulted and box ceilings

ROOFING

- Class 4 Malarkey Legacy impact resistant asphalt roof shingles
- Single layer 30lb felt underlayment with galvanized steel valley flashing
- Drip edge flashing
- Seamless steel gutter and downspouts coordinated with trim color

FLOOR SYSTEMS as designed by TrussCraft

- 2½" x 11⅞" floor I-joist system - 16" o.c.
- Structural glu Lam beams
- ¾" OSB sub-flooring

INTERIOR FLOORING

- Bedrooms - carpet
- Bathroom & laundry room - tile
- Kitchen, dining & living room - 5" hardwood white oak or hickory

EXTERIOR WALL SURFACES

- Two color exterior paint scheme
- Masonite or B&B double lap siding
- Approximately 300 sq ft of stone
- House wrap

PLUMBING & HEATING

- Pex water lines
- Future basement bathroom roughed in
- Tankless water heater
- 95% high efficiency Amana 2-stage gas forced air furnace
- 2½-3 ton 13 seer Amana air conditioner
- Programmable thermostate
- DV3732 Heat & Go gas fireplace with blower
- ½hp Badger Five waste disposal
- Water line to ice maker
- Delta brand fixtures (or comparable)
- Front & back exterior faucets

ELECTRICAL

- Ceiling fans with light kits in master bedroom and living room
- Recessed cans and decorative light fixtures
- Two cable and one CAT 6 pre-wiring in living room and one cable in each bedroom
- Front and back exterior weatherproof electrical outlets
- Exterior lights at garage and each exterior door with soffit lights in front
- Hard wired fire alarms and carbon monoxide as required by code

GARAGE

- Three or four car garage
- Vinyl back insulated and reinforced, raised panel garage door with belt opener and 2 remotes
- Insulated, sheetrocked and fire tapes
- Three standard outlets: one ceiling outlet for garage door opener, one GFI protected outlet

PATIOS

- Front concrete porch
- Concrete slab below stairs on deck
- 12' x 14' redwood deck with handrails or 14' x 16' concrete pad

INSULATION

- R-21 batt insulation in exterior walls with 4 mil poly
- R-49 blown Pro-Pink insulation in attic
- 4 mil poly over unfaced batt and Hilti foam all windows, doors, holes, and mechanical penetrations

WINDOWS

- Amsco Artisan vinyl casement windows
- Screens on all operating windows
- Insulated glass, Low E
- Energy Star rated

EXTERIOR DOORS

- Therma Tru front door with side lite
- Amsco Artisan patio door (or comparable)
- Schlage brand deadbolt locks (or comparable) on all exterior doors
- Three panel fire-rated steel door to garage

INTERIOR DOORS

- Three panel painted doors
- Kwikset brand knobs (or comparable)
- Kwikset brand privacy locks (or comparable) on master bedroom and bathrooms

WALL & CEILING

- 9' ceilings
- Wall & ceiling - ½" ceiling board
- Textured with rounded corners
- Paint - primed and one color
- Painted base and casing

KITCHEN

- Cabinetry - Alpine Cabinet Co.
- Quartz countertop with undermount stainless steel single bowl sink

APPLIANCES

- French door refrigerator, 5 burner gas range, dishwasher, over the range microwave over
- Frigidaire Gallery line (or comparable)

MASTER BATH

- Poured shower base
- Tiled shower walls with glass shower door
- Dens-shield at shower
- Tile floor
- Cabinets from Alpine Cabinet Co.
- Quartz countertop with undermount double sinks
- Bath accessories and mirror
- ADA toilet

SECONDARY BATH

- 5' Americast tub with tiled shower walls
- Dens-shield at tub/shower
- Tile floor
- Cabinets from Alpine Cabinet Co.
- Quartz countertop with undermount double sinks
- Bath accessories and mirror
- ADA toilet

ADDITIONAL FEATURES

- Large walk-in closet in master bedroom
- Radon with rock & vapor barrier
- Full unfinished basement
- Lift station for basement sewage waste (if needed)
- Individual well & Septic system inspected and approved by Laramie County Health Department

SITE WORK

UNDERGROUND UTILITIES

- 20 amp electrical service, Black Hills Energy
- Propane & tank provided, Panhandle Coop

*last updated 4/21/22
subject to change without notice*



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