



Greenspire Standard Features

FOUNDATION / STRUCTURAL

- Engineered foundation plan
- Asphaltic damp-proofing at basement walls
- Perimeter drain with sump pit and lid
- Full Basement with 2 windows (Ranch plans)

FRAMING

- Engineered floor joists
- Engineered roof trusses w/10" Energy heel
- 3/4" T&G subfloor decking
- 7/16" OSB exterior wall and roof sheathing
- 2' x 6' Exterior wall construction

INSULATION

- Vapor barrier and foam penetration sealing
- Exterior wall insulation: R-19 fiberglass batts w/vapor barrier
- Attic insulation: Blown, loose fill R-38 (material may vary)
- Basement insulation: Foundation drape R-11

ROOF AND GUTTER

- Owens Corning, 30 yr, dimensional shingles (or equivalent)
- 5" Seamless OG style gutter
- 2"x 3" downspouts

EXTERIOR TRIM AND FINISH

- Tyvek House Wrap (or equivalent)
- Cemplank fiber cement siding with metal butt joints
- TruWood Reversible Trim by Collins
- Exterior siding details per selected elevation
- Sherwin Williams exterior paint
- Stone or Brick Veneer (per plan)

WINDOWS AND DOORS

- Vinyl windows - Cascade Winpro Series w/Low-E glass
- Vinyl sliding glass door - Cascade Winpro Series w/Low-E glass
- 3'0" x 6'8" Masonite Barrington Sierra 2 panel plank camber top

GARAGE

- 16'x8' Ankmar overhead door, steel, insulated collection
- Outlet in ceiling and pre-wire for opener (opener not included)
- 5/8" Type X drywall with firetape @ garage/house common walls & ceiling per code
- 1 Garage door opener

PLUMBING

- Basement bathroom rough-in
- 40 gallon hot water heater
- Uponor pex water lines
- PVC waste lines
- Cast iron gas piping to furnace and water heater
- Refrigerator ice maker hook-up
- Washer/Dryer side by side hookup
- Front and rear frost free hose bibs
- Kichler Lighting Package in Brushed Nickel

HEATING AND AIR

- 92% Single Stage Furnace (BTU's may vary)
- Programmable Thermostat
- Air Conditioning

ELECTRICAL

- Carbon monoxide/smoke detectors per code
- (2) Cable & (2) phone outlets per plan
- Weatherproof GFCI outlet @ front and rear porch
- GFCI outlet @ garage
- Two exterior coach lights @ garage
- Dedicated sprinkler clock outlet in garage

DOOR & BATH HARDWARE

- Doorknobs, Schlage Torino (lever) - Satin Stainless Steel
- Towel bars / Toilet paper holders - Chrome

INTERIOR TRIM AND FINISH

- Drywall with knockdown texture and bullnose corners @ walls
- Drywall wrap all three sides of windows with square corners
- MDF wood sill with apron at windows
- Bypass doors with jamb and casing
- MDF shelving with hanging rods in closets, layout per builder
- Painted, Ultralite 3 1/4" base and 2 1/4" casing
- Hollow core, 2 Panel, flat top interior swing doors
- Sherwin Williams low VOC paint

FLOOR COVERINGS

- Entry (approx 4'x4') - Laminate Hardwood
- Foyer & Hallways - Carpet
- Bedrooms / Study - Carpet
- Kitchen - Laminate Hardwood
- Nook / Dining - Laminate Hardwood
- Great Room - Carpet
- Bathrooms / Mud Room / Laundry - Water Resistant Laminate

MASTER BATHROOM

- Adult height Maple vanity cabinets
- Granite countertops with half bullnose
- 2 Oval, china, under mount sinks - White
- Moen Chateau faucet - Chrome
- Standard height, round toilet - White
- Vikrell tub / shower - White with Vikrell surround

SECONDARY BATHROOM(S)

- Standard height Maple vanity cabinets
- Granite countertops with half bullnose
- Oval, china, under mount sink - White
- Moen Chateau faucet - Chrome
- Standard height, round toilet - White
- Vikrell tub / shower - White with Vikrell surround

HALF BATH (if applicable)

- China Pedestal sink - White
- Moen Chateau faucet - Chrome
- Standard height, round toilet - White

KITCHEN

- Sterling 20 gauge stainless steel sink with garbage disposal
- Moen Integra faucet - spot resistant chrome
- Maple cabinets with 36" uppers
- Granite countertops with half bullnose edge

APPLIANCES

- 24" built-in dishwasher - Stainless Steel
- 30" electric smooth top range, self-cleaning - Stainless Steel
- Over-the-range microwave - Stainless Steel

PATIOS AND LANDSCAPING

- Front porch, concrete, broom finish (size & shape per plan)
- Sidewalk, concrete, 36" wide, broom finish (per site plan)
- Rear patio, 3'x3', concrete, broom finish