



Copper Tree Builders LLC

STANDARD SPECS

FOUNDATION

- POURED CONCRETE WALL FOUNDATION
- 4" CONCRETE SLAB IN BASEMENT
- 4" CONCRETE SLAB IN GARAGE AND PORCHES
- EGRESS WINDOW WELL (PER CODE) AND VENT WINDOWS (AS REQUIRED)

FRAMING

- ENGINEERED SUBFLOORING
- STRUCTURAL SHEATHING & TAPE ON WALLS & ROOF
- FLOOR JOISTS: 2"x12", 16" OC
- EXTERIOR WALLS: 2"x6"; INTERIOR WALLS: 2"x4", 16" OC
- 9' CEILINGS ON FIRST FLOOR, 8' CEILINGS ON SECOND FLOOR

ROOF SYSTEM

- ARCHITECTURAL SHINGLES (LIMITED LIFETIME)
- CONTINUOUS RIDGE VENT SYSTEM
- ENGINEERED ROOF TRUSSES, 24" OC
- 12" OVERHANGS WITH 6" FASCIA BOARD
- ICE AND WATER BARRIER AT EAVES AND VALLEYS

EXTERIOR FINISH

- SIDING (PER PLAN)
- TRIM AROUND WINDOWS AND DOORS (PER PLAN)
- SOFFITS - VENTED AND NON-VENTED

EXTERIOR AND GARAGE DOORS

- INSULATED ENTRY DOOR WITH SIDELIGHT (PER PLAN)
- FIRE-RATED GARAGE DOOR (PER PLAN)
- SLIDING GLASS DOOR WITH ENERGY-EFFICIENT GLAZING, GRIDS, AND SCREEN
- HARDWARE IN BRUSHED FINISH
- INSULATED STEEL GARAGE DOOR (PER PLAN)
- PREWIRED FOR OVERHEAD OPENER

LANDSCAPING

- GRADED LOT WITH POSITIVE DRAINAGE
- HYDROSEEDING LAWN (PER SITE)
- PERIMETER LAWN AREA (APPROX. 50')
- PAVER WALKWAY TO ENTRY
- STONE-BASED DRIVEWAY (CONSTRUCTION)

PLUMBING

- DOMESTIC WATER PIPING (PEX)
- REFRIGERATOR WATER LINE
- SUMP PUMP
- GARBAGE DISPOSAL
- (2) EXTERIOR SPIGOTS
- HIGH-EFFICIENCY HOT WATER TANK (PER PLAN)
- PLUMBING FIXTURE ALLOWANCE (PER PLAN)
- CHROME FINISH

APPLIANCES

- RANGE (30" FREE-STANDING)
- DISHWASHER
- OVER-THE-RANGE MICROWAVE WITH VENTING

HEATING, AIR CONDITIONING AND FIREPLACES

- HIGH-EFFICIENCY FURNACE (POWER VENTED)
- PROGRAMMABLE THERMOSTAT
- CENTRAL AIR CONDITIONING
- GAS FIREPLACE WITH SURROUND AND MANTEL (DIRECT VENT)

ELECTRICAL

- 200-AMP SERVICE WITH 40-CIRCUIT PANEL
- RECESSED LED LIGHTS (PER PLAN)
- SWITCHED LIGHTS IN BEDROOMS, HALLWAYS, AND MAIN AREAS
- 20-AMP GFI CIRCUITS IN GARAGE
- MULTIPLE CABLE, TELEPHONE, OR DATA LOCATIONS
- EXTERIOR OUTLETS AND LIGHTING (PER PLAN)
- LIGHT FIXTURE ALLOWANCE (PER PLAN)

ENERGY/INSULATION AND AIR SEALING

- R-38 ATTIC INSULATION WITH RAISED HEEL TRUSSES
- R-21 WALL INSULATION
- R-19 BASEMENT INSULATION
- AIR SEALING WITH DIAGNOSTIC TESTING (BLOWER DOOR)

INTERIOR TRIM / FINISH

- HOLLOW CORE DOORS WITH BRUSHED HARDWARE
- COLONIAL BASEBOARD AND CASING
- CARPETED MAIN STAIRS (PER PLAN)
- PAINTED CONSTRUCTION-GRADE BASEMENT STAIRS
- METAL SHELVING IN CLOSETS

BATHROOMS

- WOOD CABINETS WITH SOFT-CLOSE DRAWERS/DOORS (PER PLAN)
- GRANITE OR QUARTZ COUNTERTOPS WITH UNDERMOUNT SINKS (PER PLAN)
- COMFORT-HEIGHT TOILETS
- ONE-PIECE SHOWER/TUB UNITS (PER PLAN)
- PLUMBING FIXTURES AND ACCESSORIES (PER PLAN)
- WALL MIRRORS ABOVE VANITIES

KITCHEN SPECIFICATIONS

- WOOD CABINETS WITH SOFT-CLOSE DRAWERS/DOORS (PER PLAN)
- CROWN MOLDING ON CABINETS (PER PLAN)
- GRANITE OR QUARTZ COUNTERTOPS WITH STAINLESS STEEL UNDERMOUNT SINK (PER PLAN)
- PLUMBING FIXTURES (PER PLAN)

FLOOR COVERINGS

- HARDWOOD FLOORING IN HALLWAYS/KITCHEN (PER PLAN)
- TILE FLOORING IN MUDROOM, LAUNDRY, AND BATHROOMS
- CARPET IN BEDROOMS, STUDY, AND LIVING AREAS (ALLOWANCE PER PLAN)

WINDOWS

- DOUBLE-HUNG, ENERGY-EFFICIENT WINDOWS
- GRIDS AND HALF SCREENS (PER PLAN)
- STANDARD COLOR (E.G., WHITE)

PAINTING / DRYWALL

- TWO COATS OF PAINT ON WALLS (FLAT ENAMEL, SINGLE COLOR)
- TWO COATS OF PAINT ON TRIM AND DOORS (SATIN ENAMEL)