



## Heights Features and Specifications

### **Slab on Grade**

3000 psi re-enforced concrete slab per engineer specs

### **Plumbing**

PVC drains/vent lines

CPVC supply lines

1-Inline Tankless gas water heater

½ hp Disposal

Undermount kitchen sink

Drop-in sinks @ bathrooms

Price Pfister brushed nickel/oil-rubbed bronze fixtures

Price Pfister pullout faucet @ kitchen

Elongated commodes

### **Electrical**

Brushed nickel/oil-rubbed bronze fixtures

Fixtures/recessed light locations per plan

Plug spacing per code

200 amp service

White Decora switches

Phone/cable/speaker locations per builder

Alarm system on 1<sup>st</sup> floor exterior penetrations/low roofline accessible areas

### **HVAC**

14 SEER unit

Programmable thermostats

R-6 flexible ductwork

Mastic sealed registers/return air boxes

### **Framing/Cornice**

Roof framing/bracing per plan

Centermatch T&G subfloor glued/nailed

OSB sheathing w/ Tyvek overlay

Hardi trim and siding

Double pane windows

Exterior metal doors per plan  
Mahogany front door w/ leaded glass insert  
Metal overhead garage door w/ opener  
Soffitt vent system

### **Roof**

Techshield decking  
Felt underlayment  
30 year Driftwood shingles  
Drip-edge  
Ridge vent system

### **Insulation**

R-15 Cellulose blown exterior walls  
R-22 knee walls  
R-30 flat ceilings  
Sealed base plate/windows/doors

### **Sheetrock**

½" Sheetrock nailed and screwed @ living areas  
Round sheetrock corners throughout  
Drag texture

### **Interior Trim**

8'0" Raised panel doors @ 1<sup>st</sup> floor  
6'8" Raised panel doors @ 2<sup>nd</sup> floor  
Finger-joint casing/baseboards  
Extensive trim detailing throughout (crown/paneling/etc.)  
Attic access pulldown  
Closet/utility shelving per plan

### **Cabinets**

Custom built wood cabinets (paint grade wood @ bathrooms)  
Flat panel doors w/ European hinges

### **Paint**

Exterior paint color w/ accent trim color  
Flat color @ interior walls/ceilings  
Enamel @ trim/doors

### **Countertops**

1 ½" Bullnose Granite @ kitchen/bathrooms  
4" backsplash @ bathrooms

### **Wall Tile**

Tub/shower tile to match bathroom floor tile  
½" Greenboard underlayment w/ hardi backer  
Backsplash tile to match floor tile w/ deco inserts

### **Finished flooring**

Stained wood floors downstairs/stairway/upstairs hallway  
Level 1 Tile laid straight @ upstairs bathroom wet areas  
Mid-grade carpet @ bedrooms

**Interior Locks and Trim**

Brushed nickel/oil-rubbed bronze lever handles @ doors

Keylocks and deadbolts @ exterior doors

Brushed nickel/oil-rubbed bronze software @ bathrooms

**Mirrors/Glass**

¼" Mirrors @ bathrooms (framed @ master)

**Appliances**

Stainless steel range/microwave/dishwasher/ refrigerator @ kitchen

**Landscaping**

Trees/scrubs/flowers/sod per landscape specs