

ASCENT STANDARD FEATURES – HUD STANDARD SPECIFICATIONS

GENERAL CONSTRUCTION

- Insulation: Ceilings/Walls/Floors- R-40 Ceiling, R-21 Walls, R-33 Floors. Energy Star Standard
- Window Type- Low-E vinyl windows with argon gas
- Floor Joists- 2 x 6 16" O.C.
- Floor Decking- 4' x 8' x 19/32" tongue and groove OSB
- Exterior Siding Type- LP SmartSide Panel. No trim or z metal.
- Exterior Window Trim- 4" Trim All Sides
- Dormers & Exterior Trim- No Dormer
- Sidewalls- 2 X 6 at 16" OC / Low Sidewall is 96", high sidewall is 124"
- Shingles- Architectural with Limited Lifetime warranty.
- Standard Roof Load- 30 Pound w/Trusses 24" OC
- Exterior Entry Doors- Model Specific-36" exterior doors with deadbolt and peephole. Some models have SGD. See print.
- Eaves & Overhang- End walls and high sidewall 12" Low sidewall 6". Perforated soffit.
- Roof Pitch - 2.25/12. Shed roof.
- Set Back Frame- (Foundation Ready) Optional

FLOORING COVERING

- Carpet & Carpet Pad- Level 1 carpet & 3/8" rebond carpet pad in bedrooms.
- Linoleum- Lino throughout except bedrooms. Bedrooms Level 1 carpet and 3/8" rebond pad.
- Main Entry Floor Covering- Lino

INTERIOR

- Windowsills & Trim- Cased windows with "Craftsman" style trim. Doors have "Craftsman" style trim.
- Sheetrock Thickness- 1/2" High Density (ceiling); 1/2" Standard (walls)
- Closet Shelves- Wire shelves location per print.
- Tape & Texture Interior Wall Finish- Standard w/square corners throughout.
- Interior Wall Paint- Alabaster throughout standard.
- Ceiling Paint- Creamy throughout standard.
- Interior Ceiling to Wall Transition- Caulked and painted.
- Coffered Ceiling- Not available
- Base Molding- Craftsman Style in lino areas. Optional all other areas.
- Interior Doors- White raised 2 panel.
- Door Trim- Craftsman Style
- Doorstops- None
- Door Handles- Round brushed nickel
- Wardrobe Doors- White raised 2 panel

LIGHTING/ELECTRICAL

- Bedroom Lighting- Recessed LED can light
- Dining Room Lighting- Recessed LED can lights per print.
- Kitchen Lighting- Recessed LED can lights per print.
- Exterior Lights- Upgrade Square Glass Fixtures. If model has a standard or optional porch can lights in porch ceiling replace wall mounted light.
- Bathroom Lighting- Cosmetic LED lights over lavy. Some baths may have a can light in addition to the cos light.
- Wire & Brace for Ceiling Fan(s)- Optional
- TV/Phone Boxes - Rough In With Raceways - Not Wired- Optional
- Electrical Service Main Panel- 200 AMP

CABINETS

- Cabinet Type- Knotty Alder raised panel doors. Knotty Alder face frame and side panels with hidden hinges. All cabinets all have light maple color lined interiors.
- Kitchen Overhead Cabinets- 42" tall with 1 adjustable shelf.
- Cabinet Hardware- Brushed nickel knobs on cabinet doors and drawers.
- Range Hood Overhead Cabinet Optional- Floating range hood standard
- Refer Overhead- STD
- Washer/Dryer Overhead- Wire Shelf, Cabinet(s) Optional
- Kitchen Drawers- Drawer Bank - 3 drawers.
- Cabinet Crown Molding- Yes
- Bathroom Drawer Bank- See floor plan. Std if room permits.
- Backsplash - Kitchen and Baths- 4" Laminate
- Bar Back Finish- Matches cabinet
- Countertop Self Edge- Laminate
- Bathroom Lavy Cabinet- Full door - no cubbies. Med cabinet optional.
- Other Miscellaneous Cabinets 14481D has an OH cab in bath and std hallway cabinets- see print.

PLUMBING/HVAC

- Bath 1 Tub/Shower- 60" Fiberglass shower with enclosure.
- Guest Bath Tub/Shower- 60" fiberglass tub/shower
- Bath Sinks & Toilets- Rectangular China and elongated toilet
- Bath Sink Faucets & Tub/Shower Faucets- Single lever brushed nickel on sinks, tub and/or shower.
- Bathroom Mirrors- 24" x 42" over both sink and optional sink locations.
- Towel Bar/Tissue Holders- Standard Both Baths
- Kitchen Sink- 8" deep stainless steel
- Kitchen Faucet- Single Lever with pull-out side sprayer

- Plumb for Washing Machine- Standard
 - Wire for Clothes Dryer- Standard
 - Shut-Off Valves- Whole house standard. Individual shut off are an option.
 - Exterior Water Faucet- Optional in pre-determined locations.
 - Heating System- Electric forced air furnace and ducts. Standard digital setback thermostat.
 - Water Heater- 30 Gallon
- ## WINDOW TREATMENTS
- Mini Blinds- Optional
 - Vertical Blind On SGD- Always included whether SGD is standard or optioned in.

APPLIANCES

- Color- Stainless Steel
- Refrigerator- 18 Cubic Foot Frost Free. Plumb for ice/water optional.
- Range- 30" Electric range with window and clock.
- Dishwasher- Optional
- Microwave- Optional
- Range Hood- 30" Floating range hood
- Fireplace- Not Applicable

ADDITIONAL FEATURES

- Close up: T and T held back at walls for drywall close up. Ceilings finished to marriage line and foam close up beam is shipped loose. – NA



CUSTOMER INITIALS _____

DATE _____