

9/20/2023	WINGATE STANDARD FEATURES
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
Exterior Window Trim	4" Trim All Sides
Dormers & Exterior Trim	Dormer with corbels. Note: Porch on sidewall takes handrail with opening in front of doors.
Sidewalls	2 X 6 at 16" OC. Triple section homes are 90" sidewall height with cathedral ceilings-flat center section. Note: Center section ships 16'-4" high.
Shingles	Architectural with Limited Lifetime warranty
Standard Roof Load	30 Pound w/Trusses 24" OC
Exterior Entry Doors	Front-36" Inswing with deadbolt knocker and peephole, Rear 36" Inswing with deadbolt.
Eaves & Overhang	12" front door side and end walls and 6" back door side. Perforated soffits.
Roof Pitch	3/12- Note: Center section ships 16'-4" high.
Set Back Frame (Foundation Ready)	Optional
FLOORING COVERING	
Carpet & Carpet Pad	Level 1 carpet & 3/8" rebond carpet pad in living room, family room, den if applicable, and bedrooms. Hall and closets vary per print.
Linoleum	Kitchen, utility, baths, and entry. Hall and closets vary per print.
Main Entry Floor Covering	Lino
INTERIOR	
Window Sills & Trim	White finished sills (not T/T) w/lip molding
Sheetrock Thickness	1/2" High Density (ceiling); 1/2" Standard (walls)
Closet Shelves	Wire shelves. Shirt and skirt per print in master wardrobe.
Tape & Texture Interior Wall Finish	Throughout with rounded corners.
Interior Wall Paint	Customer choice of primary paint from paint chart.
Ceiling Paint	Matches primary wall paint.
Interior Ceiling to Wall Transition	Caulked and painted.
Coffered Ceiling	Optional - see floor plan.
Base Molding	3-1/4" Throughout
Interior Doors	2 Panel White Raised Panel
Door Trim	2 1/4" Waterfall.
Door Stops	Floor-mounted, ships loose
Door Handles	Round brush nickel
Wardrobe Doors	White raised 2 panel
LIGHTING/ELECTRICAL	
Bedroom Lighting	Recessed LED can light
Dining Room Lighting	Recessed LED can lights. Amount varies per plan, see print.
Kitchen Lighting	Recessed LED can lights per print.
Exterior Lights	Recessed cans on front porch. Black acorn at rear door.
Bathroom Lighting	Master: LED can lights. Guest Bath(s)Cosmetic light over sink Std.
Wire & Brace For Ceiling Fan(s)	Std in living room and family room.
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 alder side panels with hidden hinges. Std and Opt cabinets all have light maple color lined interiors.
Kitchen Overhead Cabinets	42" tall with 1 adjustable shelf.
Cabinet Hardware	Black knobs on cabinet drawers and doors.
Range Hood Overhead Cabinet	Standard microwave rangehood and cabinet.

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Refer Overhead	Overhead cabinet
Washer/Dryer Overhead	Wire Shelf, Cabinet Optional
Kitchen Drawers	Drawers over doors, plus drawer bank w/ oversized drawers- see print
Cabinet Crown Molding	Standard
Bathroom Drawer Bank	Drawer bank Std in master. Opt in guest, if space permits per plan
Backsplash - Kitchen and Baths	Tile backsplash to bottom of overheads in kitchen. 4" laminate in baths.
Bar Back Finish	Matches cabinet, or T and T, per plan.
Countertop Self Edge	Laminate
Bathroom Lavy Cabinet	Full door - no cubbies.
PLUMBING/HVAC	
Bath 1 Tub/Shower	Rectangular fiberglass tub and separate stall shower. Stall shower has black shower door frame.
Guest Bath Tub/Shower	60" Fiberglass Tub/shower
Bath Sinks & Toilets	China and elongated toilet
Bath Sink Faucets & Tub/Shower Faucets	Single lever black.
Bathroom Mirrors	Over each sink- framed with face frame.
Towel Bar/Tissue Holders	Standard Both Baths
Kitchen Sink	Stainless Steel single bowl farmhouse sink
Kitchen Faucet	High arch pull out faucet - black/stainless combo.
Plumb for Washing Machine	Std
Wire for Clothes Dryer	Std
Shut-Off Valves	Std Whole House and individual fixtures.
Exterior Water Faucet	Optional
Heating System	Electric forced air furnace and ducts. Standard digital set back thermostat.
Water Heater	50 Gallon standard.
WINDOW TREATMENTS	
Mini Blinds	Std 1" mini's
APPLIANCES	
Color	Stainless Steel
Refrigerator	25 cu. Ft. side by side with icemaker .
Range	30" Electric stainless smooth top self-cleaning
Dishwasher	Optional
Microwave	Optional
Range Hood	Microwave range hood combo
Fireplace	Optional Electric
ADDITIONAL FEATURES	
Close up; T and T held back at walls for drywall colose up. Ceilings finished to marriage line and foam close up beam is shipped loose.	STD