

SANDPOINTE STANDARD FEATURES – HUD STANDARD SPECIFICATIONS

GENERAL CONSTRUCTION

- Insulation- Ceilings/Walls/Floors
NOTE: Adding or enlarging window(s) maybe require extra insulation. 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 standard multi-section only - see print for size and location. Specific sizes available only.
- Sidewalls-2 X 6 at 16" OC / 96" Height- Flat Ceiling.
- Shingles- Architectural with Limited Lifetime warranty.
- Standard Roof Load- 20 Pound w/Trusses 24" OC
- Exterior Entry Doors- Front-36" Inswing with deadbolt knocker and peephole, Rear 32" Inswing with deadbolt
- Eaves & Overhang- Single wide = 6", Double-wide=6", sidewalls and end walls. Screens vented.
- Roof Pitch - 3/12 Multi Section/ 4/12 Single Section
- Set Back Frame- (Foundation Ready) Optional

FLOORING COVERING

- Carpet & Carpet Pad- Level 1 carpet & 3/8" rebond carpet pad
- Linoleum- Kitchen, baths, entry and utility. Dining room is lino in some plans and carpet in others. Hall and closets vary per print.
- Main Entry Floor Covering- Lino

INTERIOR

- Windowsills & 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 location per print.
- Tape & Texture Interior Wall Finish- Standard w/square corners throughout.
- Interior Wall Paint- Alabaster throughout standard.
- Ceiling Paint- Matches primary wall paint.
- Interior Ceiling to Wall Transition- Caulked and painted.
- Coffered Ceiling- Optional - plan specific.
- Base Molding- 3-1/4" in lino areas. Optional all other areas.
- Interior Doors- White raised 2 panel.
- Door Trim- 2 1/4" Waterfall
- 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- Black Coach lights - both front and back doors.
- Bathroom Lighting- Bath 1: recessed LED can lights. Guest: recessed LED can lights. Amount varies per floor plan. Cosmetic lights are optional.
- 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 one adjustable shelf.
- Cabinet Hardware- Brushed nickel knobs on cabinet doors and drawers.
- Range Hood Overhead Cabinet-Standard
- Refer Overhead- Overhead cabinet
- Washer/Dryer Overhead- Wire Shelf, Cabinet(s) Optional
- Kitchen Drawers- Drawer Bank - drawers over optional.
- Cabinet Crown Molding- Yes
- Bathroom Drawer Bank- Optional. Not all baths will have room for drawers.
- Backsplash - Kitchen and Bath- 4" Laminate
- Bar Back Finish- Matches cabinet
- Countertop Self Edge- Laminate
- Bathroom Lavy Cabinet- Full door - no cubbies. Med cabinet optional.
- Other Miscellaneous Cabinets-0

PLUMBING/HVAC

- Bath 1 Tub/Shower- 60" Fiberglass tub/shower with shower head.
- Guest Bath Tub/Shower- 60" fiberglass tub/shower
- Bath Sinks & Toilets- 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 (generally two in Mbath)
- Towel Bar/Tissue Holders- Optional
- 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- Individual standard. Whole House optional.
- Exterior Water Faucet- Optional in pre-determined locations.
- Heating System- Electric forced air furnace and ducts. Standard digital setback thermostat.
- Water Heater- 30 Gallon on Single Wide; 50 Gallon on Multi Section

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" Stainless Steel
- 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. – STD



CUSTOMER INITIALS _____

DATE _____