

Wingate Standard Features

GENERAL CONSTRUCTION

6-6-2017

- Insulation..... Standard R 33-21-11
- Windows..... Low-E Vinyl Windows- No Grids.
- Floor Joists..... 2 x 6 16" **O.C.** ; 30' wide are 2" x 8" 16" O.C.
- Floor decking..... 4' x 8' x 19/32" tongue and groove OSB
- Siding..... Vertical Cement Panel. Front door side has a horizontal trim piece set at 72" to top. Also gets an Eyebrow Dormer with corbels. Flat trim columns under the eyebrow portion of the dormer. Accent paint color above the horizontal trim piece and between columns. See elevations by model.
- Sidewalls..... 2 X 6 at 16" OC. 28' wide and 30'wide: 102" Height- Flat Ceiling. 40' wide Triple section homes: 90" sidewalls with cathedral ceilings-flat center section.
- Roof Load..... 30 Pound w/Trusses 24" OC
- Roof Pitch..... 3/12 on 28 wide and triple sections; 2.7/12 on 30 wide homes.
- Exterior Window Treatment..... 4" trim around windows and painted wainscot divider. Trim Columns at dormers.
- Shingles..... IKO architectural with Limited Lifetime warranty
- Dormers..... Std- Size, type and number are floor plan specific. Corbels in dormer Peaks. See elevations
- Exterior Entry Doors..... 36". Deadbolts Std
- Front Entry Style..... Flush Standard
- Eaves and Overhang..... 28' wide and triple sections: 12" Front door side and end walls ; 6" back door side; 30 wide 12" end walls and 6" sidewalls.
- Set back frame..... Optional

INTERIOR

- Tray Ceiling..... Std per floor plan. Some trays have ceiling beams. See prints for ceiling Beam locations. Beams are Espresso Oak. Crown molding around Perimeter of tray ceiling (Espresso Oak).
- Window Sills..... White Finished Sills (not T/T) w/Trim
- Ceiling Sheetrock Thickness..... 1/2" High Density
- Closet Shelves..... Wire Shelves T/O; Shirt and skirt per print in master wardrobe
- Tape and Texture..... Throughout w/ rounded corners. Closets and pantries to be T and T. Regular drywall transition at ceiling to wall- no trim at ceiling.
- Interior Paint..... Custom interior paint colors- see décor charts.
- Carpet and Carpet Pad..... 16 oz Carpet & 3/8" Rebond Carpet Pad
- Beau Flor sheet vinyl flooring..... Entry, Kitchen, Dining, Guest Bath, Utility and Master Bath- Dining room varies per plan. See print.
- Base Molding..... 2-1/4" T/O
- Doors..... White Raised Panel
- Door Handles..... Round Brush Nickel
- Door Trim..... 2 1/4" Standard.
- Wardrobe Doors..... White Raised Panel
- Guest bath natural lighting..... 2' x 2' skylight or window, plan specific.

LIGHTING/ELECTRICAL

- Bedrooms and dens..... Can lights . Master bedroom has a centered can light, plus 2 can lights over the feature area on individual switches. See print.
- Dining Room, Kitchen, Hall, Foyer..... Recessed can lights amounts per print
- Living Room and family room..... Wire and brace for ceiling fan
- Closets and pantries..... **Can Lights**
- USB charging station..... Std 1 per home. Location varies by plan- see PCD
- Exterior Lights..... Front Door: Black Upgrade; Back Door: White; Porch: recessed can
- Bathrooms..... Master: T and T soffit over lavy with can lights. Additional can lights per plan. Guest Bath(s)Cosmetic light over **sink** Std. Some guest baths will have an additional can light- see print per plan.
- Electrical Service..... 200 AMP- All electric

CABINETS

- Cabinet Type..... Shaker Alder Cab doors with alder face frames.
- Kitchen Overhead Cabinets..... 42" with 1 adjustable shelf.
- Cab Hardware..... Bainbridge style hardware
- Range Hood..... No Cabinet- Floating model WGO290 or equivalent
- Refer Overhead..... Cabinet
- Washer/Dryer Cabinets..... Optional Base cab and OH between W/D.
- Kitchen Drawers..... Drawers over doors, plus drawer bank w/ oversized drawers- see print
- Cabinet Crown Molding..... Standard
- Bathroom Drawer Banks..... 2 Drawer bank Std in master. Opt in guest, if space permits per plan
- Backsplash..... Tile backsplash to bottom of overheads in kitchen. Model 30703G gets tile
To bottom of OH's in dining room. 4" laminate in baths.
- Self Edge..... Laminate Standard. Island has oversize self-edge with no drawer over door.
- Special Cabinets..... Specific per print; may include lockers In hallway, living room entertainment
Center and/or toilet surround cabinet. See specific floor plans.

PLUMBING/HVAC

- Master Bath Tub/Shower..... Drop in acrylic platform tub, or rectangular fiberglass tub and separate
stall shower. Per print.
- Guest Bath Tub/Shower..... 60" Fiberglass Tub/shower
- Bath Sinks..... China
- Bath Sink Faucets & Tub/Shower Faucets..... Single lever brushed nickel.
- Bathroom Mirrors..... Over each sink- framed with face frame.
- Towel Bar/Tissue Holders..... Standard Both Baths. Additional towel ring in master bath.
- Kitchen Sink..... Black farm house sink with high arch faucet. White available as option.
- Kitchen Faucet..... High arch pull out faucet
- Plumb Washer & Dryer..... Standard
- Shut Off Valves..... Std Whole House and individual fixtures.
- Exterior Water Faucet..... Optional
- Furnace..... Electric
- Water Heater..... 30 Gallon Electric Standard; 50 gallon option recommended.
- Water Heater Access..... Removable shelving unit in most plans. If access is in a closet it gets a
Standard access panel.

WINDOW TREATMENT

- Cornices..... None- Kitchen window has a cabinet style soffit with a can light.
- Mini Blinds..... Std 1" mini's

APPLIANCES-Whirlpool- **Stainless Steel**

- Refrigerator..... 18 Cubic Foot Frost Free- Stainless (top and bottom doors)
- Range..... Stainless steel coil top self-cleaning
- Dishwasher..... Optional
- Microwave..... Optional

ADDITIONAL FEATURES:

- Close up..... Hold drywall back from marriage lines for T and T close up.

Fleetwood Homes of Oregon