

White Oak Village

Standard Features

Exterior & Construction

2 x 10 Floor joists 16" O.C.
2 x 4 Exterior walls 16" O.C.
2 x 4 Interior walls 24" O.C.
2 x 4 Marriage walls 24" O.C.
7/16" OSB sheathing on roof & exterior walls
House wrap
3/4" OSB T & G floor decking
5/12 Pitch, roof trusses 24" O.C.
35 Year Georgia Pacific architectural fiberglass shingles
Shingle over ridge vent (shipped loose)
12" Vented overhangs with Hardi board soffit
6" Hardi board fascia
Single hung low E thermal pane windows
6 panel 3/0 x 6/8 insulated fiberglass front door
9 Lite 3/0 x 6/8 insulated fiberglass rear door
Georgia Pacific 5" x 5" vinyl siding
Paneled shutters front door side of home
Yale brushed nickel exterior lock sets w/ deadbolt
Two exterior frost proof faucets
4' x 4' concrete pad for the front door

Insulation

R-30 Fiberglass batt insulation w/ vapor barrier in ceiling
R-13 Fiberglass batt insulation in sidewalls
R-21 Fiberglass batt insulation in floor
Sealed exterior wall receptacles and switches
Sealed around windows & exterior doors
Insulation baffles
Attic access where appropriate
Thermo seal window wrap on all windows & exterior doors

Foundation

18" x 12" poured concrete spread footing
8" block foundation up to a minimum 4 blocks high
Foundation vents as required by code
Seal plate attached with bolts
6 mil vapor barrier
Stucco finish

General

12' x 24' Concrete driveway to front of house
Underground utilities
City Water
City Sewer
Protective Covenants
Level lot
Site rough graded
One year building warranty

Interior

9' Ceiling height
Smooth 1/2" drywall throughout
Painted drywall & ceilings (one coat primer)
Stippled 1/2" drywall ceilings
4" White prefinished satin crown molding (including closets)
3 1/4" White prefinished satin base molding (including closets)
2 1/4" White prefinished satin door & window casing
White prefinished satin window & door jambs
White 6 panel interior doors
30" Interior passage doors (most models)
Brushed nickel interior locks & hardware

Brushed nickel interior lighting package
33 oz. Shaw plush carpet installed
FHA approved rebond carpet pad
Armstrong vinyl flooring in foyer, kitchen, baths & utility rooms
Wire shelf in utility room
Dual switch (wire & brace) with brushed nickel light in two locations

Kitchen

Solid wood framing & cabinet doors
30" Overhead cabinets with adjustable shelves
1/2 Depth shelves in base cabinets for extra storage
Concealed adjustable hinges on cabinet doors
Self edge Wilsonart counter tops
Wilsonart counter tops with 4" ceramic backsplash throughout
Full ceramic backsplash behind range
Deep double bowl stainless steel sinks
Brushed nickel goose neck dual lever faucet w/ separate vegetable sprayer
Recessed can lights
Kenmore dishwasher
GFI wired receptacles
Upgraded appliances available

Baths

One piece fiberglass tubs & showers all baths)
Fiberglass corner tub with separate shower master bath (some models)
Brushed nickel dual lever faucets
Brushed nickel single lever anti-scald shower faucets
Pop up drain assemblies in all vanity bowls & tubs
Power vent exhaust fans w/light
1.6 Gallon elongated porcelain toilets
Beveled mirrors overall vanity bowls
Bath window in master bath (most models)
Wilson Art counter tops with 4" ceramic backsplash

Utilities

HVAC floor registers
Standard 13 Seer energy efficient heat pump
R-6 Flex duct
Automatic thermostat control
Return air grills
Washer/dryer connections
50 Gallon dual element electric energy saving water heater
200 Amp 40 space main service panel box w/ circuit breaker protection
Front & rear GFI protected exterior receptacles
White PVC drain lines
Pex fresh water lines
110 volt smoke alarms as required by code
AC/DC Smoke detectors in all bedrooms
Main water shut off valve
Pre-wired for telephone and cable
Three empty gang boxes with conduit for cable/internet site installation
City water/city sewer hookup includes separate water meter

** Does Not Include

Garage
Landscaping
Covered Front Porch
Window Treatments

White Oak Village is continually analyzing ways in which to improve our products. We therefore reserve the right to change product specifications, plans, and pricing without notice and without incurring obligations.