IGNITE COLLECTION

By Designer Homes

Specifications

Interior Finishes

- 3 ¼" Base & 2 ¼" Case in poplar finish
- Choose from a variety of painted or stained trim colors
- Mirrors fit to vanity sizes
- 2 Panel painted interior doors
- Hollow core interior doors
- Caulking of base and case for painted millwork packages

Cabinets & Countertops

- Custom cabinets per plan
- 36" Tall cabinets per plan
- Cabinet hardware in wide array of styles & finishes
- Granite/Quartz countertops in kitchen
- Square edge laminate countertops in bathrooms
- Variety of stain and paint colors for cabinetry
- Staggered cabinets where applicable

Door Hardware

- Brushed nickel hardware with privacy locks on bedrooms & bathrooms

Appliances

- Included LG stainless steel package
- Included LG washer & dryer

Floor Coverings

- Shaw Resista soft-style carpet in standard colors
- ½" Thick built-in anti-microbial recycled rebounded carpet pad
- ¼" Birch subflooring under all vinyl bathrooms, laundry room, mudroom (per plan) water resistant
- Micro-beveled laminate per plan

Interior, Exterior & Ceiling Finishes/Insulation

- R-21 High density insulation in exterior walls above grade
- R-13 High density insulation in exterior walls below grade
- Rim joists 3" average closed cell spray foam insulation
- R-50 Blown-in fiberglass insulation throughout attic spaces
- Spray foam around all exterior doors and windows
- ½" Drywall on walls & 5/8" on ceilings
- Choice of one paint color throughout the home and ceilings
- Custom coated easy slide closet shelving
- Square corners throughout home
- Orange peel walls, knockdown ceilings

Plumbing

- Equal double bowl undermount stainless steel kitchen sink
- Chrome pull-down kitchen faucet
- All baths to have one-piece fiberglass shower or tub/shower units
- Chrome faucets in bathrooms
- Square drop-in sinks in bathrooms
- Elongated toilets throughout
- 50 Gallon electric water heater
- Pex water lines throughout
- Waterline ran to fridge location
- Shut off valves at all sinks, faucets, & toilets
- Two Exterior Frost-Free Water Spigots
- One quiet operating sump pump installed w/ one sump pit
- Standard pipe drain & tap for washer
- Auto-closing sewer back flow preventer
- Main floor or upper floor laundry per plan
- 1/3 Hp Badger garbage disposal w/ wall switch

HVAC

- High-efficient direct vent gas forced air furnace
- Central air conditioner
- Galvanized heating ducts
- Bath & dryer vents to outside –per code
- Programable thermostat

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Electrical

- 200 Amp service installed per plan
- Two weather resistant GFI exterior outlets
- One GFI outlet per garage stall
- Recessed lighting in kitchen & living room
- All recessed lights are LED bulbs
- Early warning smoke detectors w/ direct wire & battery backup
- Carbon monoxide detector per code
- Heat detector in garage
- 220 Volt stove & dryer receptacles
- GFI outlets per code
- Toggle style light switches
- 4 Additional exterior circuits for future exterior add-ons (i.e. hot tub, landscape light)
- Satin nickel designer light fixtures
- Hardwired for cable and phone (Cat5 & RG6) in living areas & bedrooms

Basement

- 8" Thick steel reinforced concrete foundation w/ spray applied coating on exterior walls
- 4" Thick concrete floor over 4" pea rock
- Drain tile system (formadrain) on exterior & interior of all footings connected to the sump pit
- Passive Radon system included
- Sunken sump pit w/ drain

Floors

- ¾" OSB Subfloor glued & screwed down where applicable
- Open web engineered floor trusses

Exterior Walls

- 2" x 6" Premium exterior and plumbing walls – 16" O.C.
- 7/16" OSB sheathing
- 2" x 4" Premium interior wall studs (non-bearing) – 16" O.C.
- 2" x 6" Interior load bearing & plumbing walls
- 2" x 4" Garage wall framing, 2" x 6" where needed
- All exterior house walls are nailed & glued down to prevent drafts

Exterior Doors

- Front 6 panel or half lite pre-finished white fiberglass
- Door w/ fiberglass clad frame per plan
- Solid fiberglass fire-rated garage to house door
- 6' 8" Vinyl sliding patio door
- Deadbolt on front entry door

Windows

- Pella Low Maintenance vinyl windows
- Vinyl single hung or sliders per plan
- White Low Maintenance Exterior

Exterior

- Steel reinforced concrete approach & driveway
- Steel reinforced concrete sidewalk from front step to driveway
- Poured concrete front step
- Lot is to be fough graded prior to closing
- Additional fill (in or out) or black dirt (in or out) if required to complete rough grade and any other unexpected construction related issues, such as locating and connecting sewer, water & gas lines above the normal span, removal of trees and any cost due to poor soil conditions that would require more sand and/or taller concrete walls are the responsibility of the buyer
- Engineered roof trusses 24" O.C. per plan
- 7/16" OSB sheathing with H clips on roof
- Tyvek house wrap

Exterior Finish

- CertainTeed vinyl siding & brick per plan elevation
- Ice and water Shield on all eaves per code (prevents ice jams)
- CertainTeed limited lifetime warranty architectural shingles with algae resistance

Soffit/Fascia/Gutters

- White pre-finished, continuous venting aluminum soffit, fascia, seamless gutters, & "kick-down" downspouts

Garage

- Minimum 4" thick sand base floor, leveled to foundation w/ steel reinforced concrete set 24" O.C.
- 8' Tall steel R-12.76 insulated overhead garage door
- One garage door opener w/ 2 remotes & wall button

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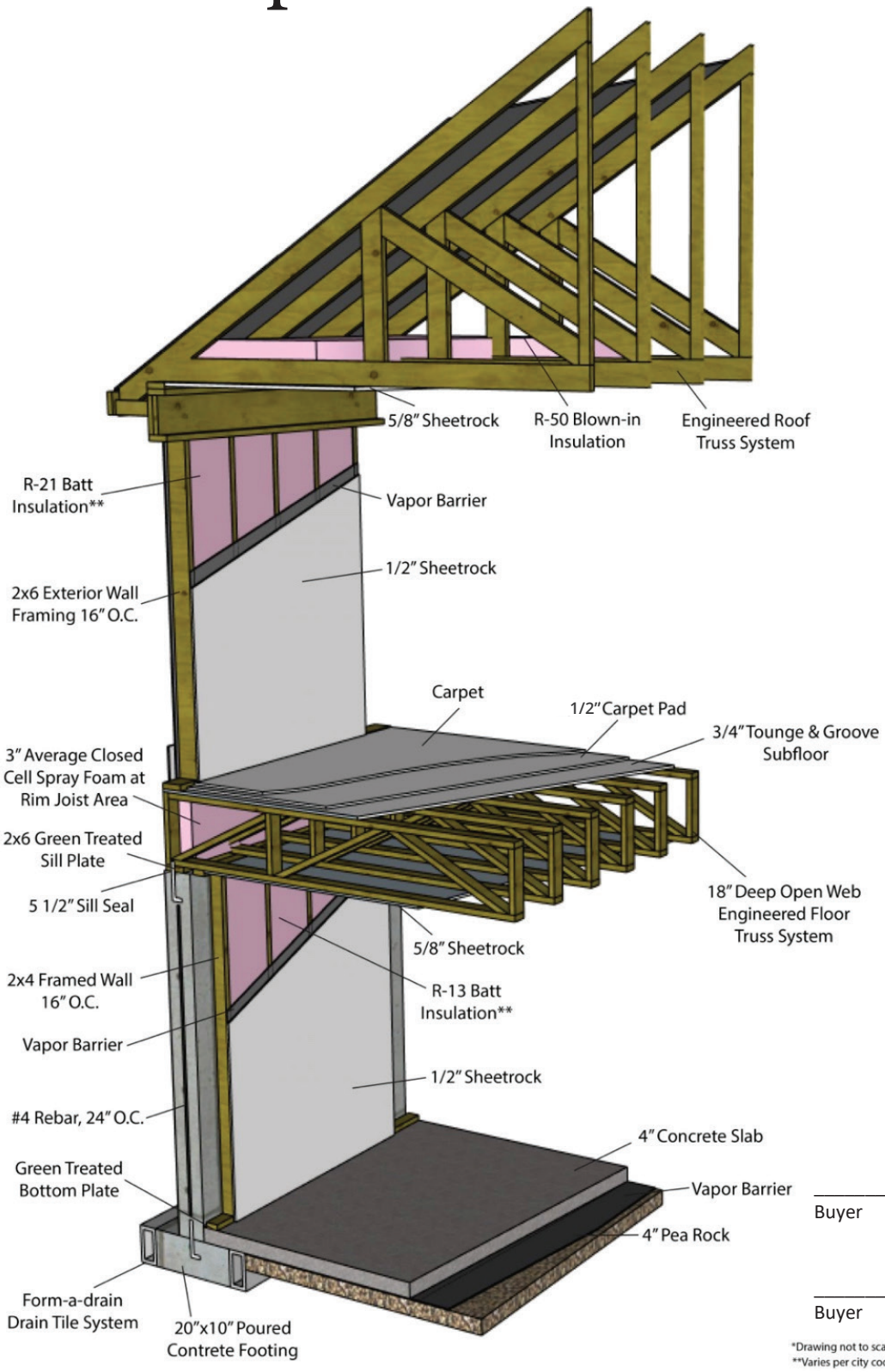
Specifications



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*Drawing not to scale.
**Varies per city code.

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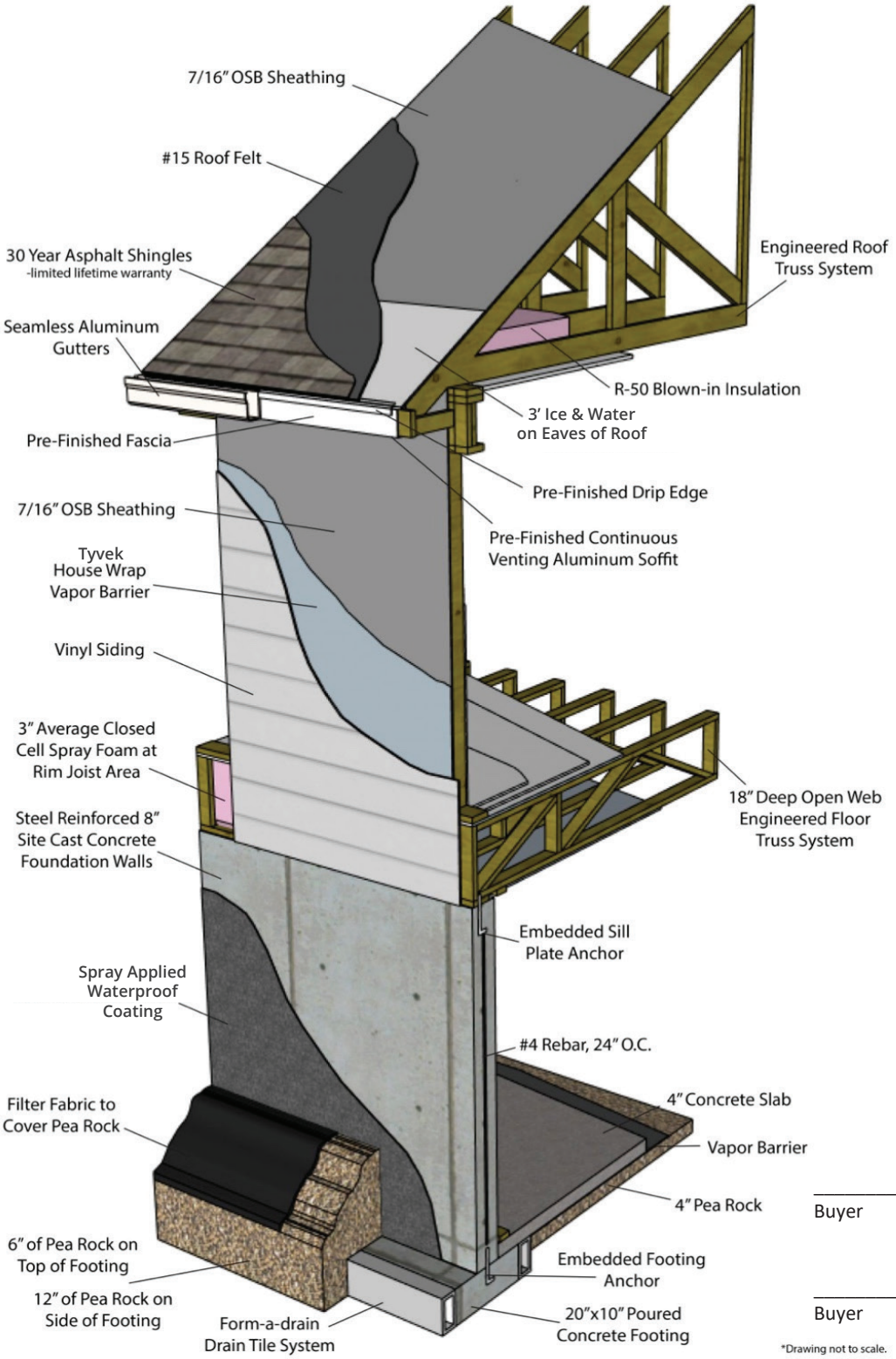

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