



2/23/2011

## MILLERS WOODS STANDARD FEATURES

### CONSTRUCTION FEATURES

- \* 9 Ft Ceilings main floor (8ft on splits), 8 Ft @ Bsmnt & 2nd Flr
- \* 16" on center 2x6 Wood Stud Construction
- \* 1/2" OSB ( oriented strand board ) Roof Sheathing
- \* Double Top Plate Construction and Treated Sills
- \* 11 7/8" "Timberstrand" Stair Stringers
- \* Dimension lumber , LSL or LVL Headers (per plan & location)
- \* "I" Joists Floor Systems at main floor deck w/ timberstrand rim
- \* 18" Engineered Floor Trusses at 2nd floor deck
- \* 16" On Center 2 X 4 Stud Garage Wall Construction
- \* 6 : 12 Minimum Roof Pitches
- \* Includes all required permits and IRC 2006 Code Compliance
- \* Builder's Standard 3-Car Garage (24ft main, 26ft-28ft 3rd most plans)
- \* Windwash House Wrap ( Tyvek or Similar )
- \* 1/2" Bracerite Exterior Wall Sheathing
- \* Engineered Roof Trusses
- \* 5/4" Particle Board Stair Treads
- \* 3/4" OSB T&G Subfloor at carpet areas
- \* 3/4" "Advantec" T&G Subfloor @ wood, vinyl and Tile
- \* 3 1/2" Poured Concrete Basement Floors
- \* 4" Poured Concrete Garage Floors with fibermesh reinforcing
- \* CMU Foundation, Concrete Footing & "Watchdog" Waterproofing
- \* Interior Drantile w/ "Cactus Board" Diverter & Sump Basket
- \* Metal "W" Channel Valley Flashing
- \* 7" Raised "Energy" Heel Roof Trusses

### EXTERIOR FEATURES

- \* D4 .042 Thick Vinyl Siding w/ Vinyl Shake or Board-n-Batten Accent
- \* Aluminum Soffiting and Facia
- \* Partial Cultured Stone Fronts Per Elevation w/ Address Stone
- \* Asphalt Driveway (20ft wide @ street), Concrete Sidewalks
- \* Storm Shield Ice Protection at Eaves and Valleys
- \* Look-Out Rear Elevation
- \* Sod, Trees & topsoil & Irrigation to City/Development Req's
- \* Covered Concrete Front Stoops most plans
- \* 30 Year Warranty "Architectural" Profile Shingles
- \* Soffit And Ridge Attic Ventilation
- \* 24Ga. Non-Insulated Garage Door R.P. or C.S. Panel
- \* Accent Wraps & Frieze Boards @ Front per Standard Elevations
- \* Insulated Steel Front & Garage-Entry Doors, Two Deadbolts
- \* Sump Pump Discharged to Yard

### INTERIOR FEATURES

- \* \$ 18.00 / Fin Sq.Yd. Installed Flooring Allowance or Choice of two colors" Aladdin Mohawk SP145"
- \* Dryer & Range Service ( Choice of Gas or Electric )
- \* Dryer Venting ( up to 175 CFM Allowaed )
- \* Oak or Poplar Railing Systems with 1 1/4" Square Spindles
- \* Oak or Poplar Stair Skirt Boards
- \* Eased-Edge "Misson" Profile Oak or Poplar Trim; Base and Casing
- \* Veneered Oak or Poplar Window Jambs
- \* Princeton and "Turned" spindle also available/standard in Oak
- \* Custom Crafted Oak or Poplar Flat Panel Face Frame Cabinetry
- \* Spray Textured Ceilings
- \* Knockdown texture on Main level only of Two-Story plans)
- \* "Natural" Finish for Oak, Builder's Stain Options for Poplar
- \* Masonite Hollow Core Interior Passage Doors
- \* (4) Recessed & Pendant Install in Kitchen @ 2-story Plans
- \* Fire Rated Gypsum @ Code Required Garage Walls
- \* Whole-House Humidifier
- \* Installed Passive Radon Mitigation System
- \* Schlage "Georgian" ORB or Brushed Nickel passage Hardware
- \* (2) Sheetrock Racetrack Accents (ramblers & 2-storys)
- \* ( 3 ) Prewired Phone Jacks
- \* ( 3 ) Prewireds Cable Jacks (3 additional @ two-story plans)
- \* Low Voltage Termination Patch Bay Box
- \* Fiberglass Shower Bays with curtain rod ( per plan )
- \* Fiberglass Bathbays per plan
- \* Vanity Tops Laminate w/ White Ceramic Top-Mount Bowl
- \* Master Vanity Top Quarry Stone/Integral Bowl on 2-Story Plans
- \* 36" High Wood-Framed Vanity Mirrors Except @ Pedestal Sinks
- \* Stainless Steel Kitchen Sink
- \* Delta or Moen Single Lever Bath Vanity Faucets
- \* "Boxed" Back Laminate Kitchen Countertops
- \* Vinyl Coated Wire Shelving Systems
- \* Drop-in Lndry Tub, Wood Cab.& Lam. top (plans over 2,599 sf)
- \* Tech-Ply Underlayment at Vinyl Floors
- \* Two Coats Builder's Flat Interior Latex Paint
- \* Light Fixture Allowance of \$ 0.65 per Finished Sq.Ft.
- \* Builder's Stndrd 4-pc Whirlpool "B" Stainless Steel Kitchen Appl
- \* Builder's Standard Garbage Disposal
- \* "Model" Solid 3 1/4"-3/4" Birch Wood Floors (areas vary per plan)
- \* Front Door Upgrade (Varies per Plan)

### ENERGY FEATURES

- \* 90%+ Effic. Sealed Combustion Gas Furnace (95%+ two story plans)
- \* Power Vented 50 Gallon Hot Water Heater
- \* Sprayed Foam Rim Insulation R=15 total Rim Rating
- \* Balanced, Volume Method, Heat Recovering, "Venmar" Mechanical Ventilator (.33 / hr air exchange)
- \* Exhaust-Only Fans at All Baths
- \* 2009 Minnesota Energy Code Compliance
- \* Foamed & Weather taped Window Openings
- \* R=21 Total Exterior Wall Insulation Rating
- \* R=46 Total Roof Insulation Rating
- \* Loe-E Squared Argon Filled .30 "U" Vinyl Windows
- \* R=6 Total Exterior Foundation Insulation with combination "Certi-Stud" Rigid Insulation 1st 24", Mineral Fiberboard to ftg "Certi-Shield" Thermo-Plastic-Olefin Protector 6" below grade
- \* Sealed Exterior wall Penetrations, Sill Sealer & Windwash Barrier
- \* 200 Amp Electric Service

### CUSTOMER SERVICE FEATURES

- \* Professional Interior Cleaning Prior to Move-In
- \* Construction Debris Removed From Site
- \* Customer Inspection Prior To Closing and Move-In
- \* Full Print Customization Available

Builder Lic: 20356604

Plans, Prices and features subject to change without notice