



2/23/2011

PINE GLEN 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 Draintile 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
- * Two Deadbolts
- * Partial Cultured Stone Fronts Per Elevation w/ Address Stone
- * Asphalt Driveway (20ft wide @ street), Concrete Sidewalks
- * Storm Shield Ice Protection at Eaves and Valleys
- * 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
- * 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-stories)
- * (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