

Wingate	
GENERAL CONSTRUCTION	
Insulation- Ceiling, Walls, Floor.	R 33-21-11
Window Type	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
Exterior Siding Type	Vertical Fiber Cement
Exterior Window Trim	4" Trim All Sides
Dormers And Exterior Trim	Eye brow dormer with corbels. Front door side has a horizontal trim piece set at 72" to top. 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. Double section homes (all widths) are 102" Height- Flat Ceiling. Triple section homes are 90" sidewall height with cathedral ceilings-flat center section.
Shingles	IKO architectural with Limited Lifetime warranty
STD Roof Load	30 Pound w/Trusses 24" OC
Exterior Entry Doors	Front-36" Inswing with deadbolt knocker and peephole, Rear 36" Inswing with deadbolt.
Eaves and Overhang	28' wide and triple sections 12" front door side and end walls and 6" back door side. 30 wide 12" end walls and 6" sidewalls. All vented fiber cement soffit.
Roof Pitch	3/12
Set back frame (Foundation Ready)	Optional
Floor Covering	
Carpet and Carpet Pad	16 oz carpet & 3/8" rebond carpet pad in living room, family room, den if applicable, and bedrooms. Hall and closets vary per print.
Linoleum	Kitchen, utility, baths, dining room. Hall and closets vary per print.
Main Entry Floor Covering	Lino
INTERIOR	
Window Sills and Trim	White finished sills (not T/T) w/lip molding
Ceiling Sheetrock Thickness	1/2" High Density
Closet Shelves	Wire shelves. Shirt and skirt per print in master wardrobe.
Vinyl on Gypsum Interior Wall Finish	NA
Tape and Texture Interior Wall Finish	Throughout with rounded corners. Includes closets.
Interior Wall Paint	Customer choice of primary paint from paint chart. Accent walls chosen by customer and shown on sales order.
Ceiling Paint	Matches primary wall paint or Creamy- customer choice.
Interior Ceiling To Wall Transition	Tape and texture.
Tray Ceiling	Std per floor plan- location and quantity varies. Some trays have ceiling beams. See prints for ceiling beam locations. All beams are Espresso Oak.
Base Molding	2-1/4" Throughout
Doors	2 Panel White Raised Panel
Door Trim	2 1/4" Waterfall throughout.
Door Stops	Hinge Mounted
Door Handles	Round Brush Nickel
Wardrobe Doors	2 Panel White Raised Panel
LIGHTING/ELECTRICAL	
Bedroom Lighting	Recessed LED can light
Dining Room Lighting	Recessed LED can lights. Amount varies per plan, see print.
Kitchen Lighting	Recessed LED can lights per print.
Exterior Lights	Front door black upgrade. Back door white. Porch area on some plans recessed can.
Bathroom Lighting	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.
Wire and Brace For Ceiling Fan(s)	Std in living room and family room.

TV/Phone Boxes- Rough In With Raceways- Not Wired.	Standard at Entertainment Center.
USB charging station	Std 1 per home. Location varies by plan- see PCD
Electrical Service Main Panel	200 AMP
CABINETS	
Cabinet Type	Shaker Alder Cab doors with alder face frames.
Kitchen Overhead Cabinets	42" tall with 1 adjustable shelf.
Cabinet Hardware	Brushed nickel "Bainbridge" pulls on doors and drawers.
Range Hood Overhead Cabinet	Std. See Print
Refer Overhead	Cabinet
Washer/Dryer Overhead	Wire Shelf, Cabinet Optional
Kitchen Drawers	Drawers over doors, plus drawer bank w/ oversized drawers- see print
Cabinet Crown Molding	Standard
Bathroom Drawer Bank	2 Drawer bank Std in master. Opt in guest, if space permits per plan
Backsplash- Kitchen and Baths	Tile backsplash to bottom of overheads in kitchen. 4" laminate in baths.
Bar Back Finish.	Matches cabinet, or T and T, per plan.
Countertop Self Edge	Laminate Standard. Island has oversize self-edge with no drawer over door.
Bathroom Lavy Cabinet	Linen cubbies on bottom
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 on sinks. Brushed Nickel Single Handle on Tub/showers
Bathroom Mirrors	Over each sink- framed with face frame.
Towel Bar/Tissue Holders	Standard Both Baths
Kitchen Sink	Single Bowl Stainless Steel Farmhouse
Kitchen Faucet	High arch pull out faucet
Plumb For Washing Machine	Std
Wire For Clothes Dryer	Std
Shut Off Valves	Std Whole House and individual fixtures.
Exterior Water Faucet	Optional
Heating System	Electric forced air furnace and ducts
Water Heater	30 Gallon Electric Standard; 50 gallon option recommended due to standard tub in master bath
WINDOW TREATMENTS	
Cornices	None- Kitchen window has a cabinet style soffit with a can light.
Mini Blinds	Std 1" mini's
Sliding Glass Door	PVC Vertical Blind w/PVC Cornice
APPLIANCES	
Color	Stainless Steel
Refrigerator	18 Cubic Foot Frost Free
Range	30" Electric stainless steel coil top self-cleaning
Dishwasher	Optional
Microwave	Optional
Range Hood	No Cabinet- Floating model WGO290 or equivalent, stainless steel.
ADDITIONAL FEATURES	
Optional	EZ Set Trim Package- Run drywall all the way marriage line. Ship loose foam beams for ceiling and wall close up.
Standard	T & T Close Up- Hold drywall back from marriage line for site installation and finish of drywall.
N/A	Factory Select Interior Color and Décor Items