

LEGACY COLLECTION BASE PRICE STANDARD ITEMS

The items listed below are **INCLUDED** in the standard base price of our Legacy Collection homes:

- EXTERIOR** Base Legacy elevation - Classic, vinyl (Community specific)
Front yard landscaping, weed barrier & perma bark (black rock) in planter areas (Community specific per CC&Rs)
Garage on power side
Two-car garage
Wayne Dalton 16' x 7' metal insulated overhead garage door
Fire tape and sheetrock in garage (No insulation in walls or ceiling)
16' wide concrete driveway
Cascade energy-efficient, low-E, vinyl dual-pane insulated windows (With screens on openers)
Alside maintenance-free vinyl exterior siding w/metal soffit & fascia
25 year 3-tab asphalt shingles (Galvanized roof flashing and bronze "D" metal)
White rain gutters and downspouts over entries
Two "freezless" exterior hose bibs (Locations set by builder)
Two exterior water proof electrical outlets (Front and rear)
36" brick wainscot (Front of garage only)
10' x 10' concrete back patio
House numbers - black
- STRUCTURAL** 8' ceiling throughout (Vaulted living areas with plant shelves per plan)
Round sheetrock corners
Sheetrock wrapped windows with painted MDF sill and skirt (Three sides with round corners)
Water main shutoff (Just inside crawl space access door)
R-19 Fiberglass batt wall insulation with vapor barrier, R-38 blown attic (Garage not included)
R-30 Fiberglass batt crawl space floor insulation
2"x 6"x 8' exterior wall construction (studs 16" o/c) and 2"x 4"x 8' interior wall construction (studs 16" o/c)
Engineered "I" joist floor system (Floor Joists 24" o/c) with t&g floor decking
Plumbed water line to refrigerator (For ice maker)
- INTERIOR FINISHES** Interior and exterior latex semi-gloss paints
Wall texture - orange peel
Interior trim - traditional
Builder included carpet (100% Ultra Strand Nylon with Scotchgard Protector)
Carpet pad (6 lb.)
Vinyl flooring
Recessed Panel Birch, Dawn cabinets (Kitchen and baths)
Crown molding (Kitchen cabinets)
Vinyl toe-kick below kitchen cabinets
Laminate counters and edging
4" Antico tumbled marble backsplashes (Kitchen and baths)
White porcelain or stainless steel kitchen sink
Upgraded white porcelain steel bath sinks and ceramic two-piece water saver toilets
Faux tile one-piece fiberglass tub/shower unit (Both baths)
Vanity mirrors
Wood closet shelving
Kitchen recessed can lighting
- DOORS/HARDWARE** Entry Door: 6 panel fiberglass
Patio Door: 5' white vinyl sliding door with screen (No window grids)
Adjustable door sills (Exterior swinging doors)
Kwikset dead bolt (Front door)
Six panel high gloss painted interior doors and colonial trim
Kwikset brass doorknobs on interior doors (Privacy locks on bath and master bedroom doors)
Brass doorknobs on entry door and patio door
Price-Fister chrome two-handle knob faucets (Kitchen and baths)
Chrome bath hardware
- PHONES/CABLE/ELECTRICAL** GFI electrical circuits (All water areas)
Door bell
Two phone jacks (Buyer's choice) CAT 5 wiring
Two cable jacks (Buyer's choice) RG-6 cable wiring
Pre-wired for garage door opener
Pre-wired for built-in microwave
Hard wired electric smoke detectors with battery backup
Pre-wired for ceiling fan (Living room)
Non-programmable digital thermostat
- APPLIANCES** 80% efficient natural gas forced air furnace
1/3 HP garbage disposal
Kenmore white on white appliances (Self-clean range, dishwasher & microhood*) *Microhood included on homes 2,000 sq. ft. and above.
Otherwise white range vent hood standard.
40 gallon quick recovery gas water heater (Suggested upgrade at 2,000 sq. ft. or with soaker/garden tubs.)
Central air conditioning
Water softener rough-in only (Located in garage)
- OPTIONAL FEATURES** These items are not included in base pricing and must be added as upgrades
Upper refrigerator cabinet

Some items may vary between communities and floor plans and are subject to change without notice. Buyer to verify all items that are included. Updated 3/21/12.