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CAMBRIDGE HOMES

Description of Standard Materials

The Grove @ Quail Ridge

Appliances

- General Electric appliance packages.
- GE STD Package comes in white, bisque, or black. The STD package contains 30" Electric wall oven JTP15W, Microwave Oven JE1860W (Profile), Microwave Trim Kit, Gas Cooktop JGP6836WE, Dishwasher GSD6200 with chord, 36" Hood JV565 (Profile).

Cabinets

- Kitchen Craft recessed door style Traditional Oak cabinet, Honey in color.
- Cabinets to have square doors with Euro hinges.
- Cabinet crown molding to be 2 1/2".
- Butler pantry cabinets to have wood top.
- Base cabinets only are standard in laundry room.

Ceramic Tile

- Kitchen counters 6"x 6" with 6" bull nose back splash tight joint white. Tile in sink (supplied by others).
- All lavs 4" tile tight white with 4" bull nose back splash (Self rimming China sink supplied and installed by others).
- Tubs and shower stalls 4' tile tight white, 7' in height.
- Entry 12"x 12" ceramic tile.

Deck Coating

- Fiberglass product supplied and installed by Spray Tech.

Doors, Shutters, and Hardware

- Front Doors – 3'0"x8'0" Fiberglass 6-panel, Harmony, or 3'6"x8'0" Fiberglass 6-panel, Harmony – Per Plan
- Stucco mold on all exterior doors.
- Interior doors 6'8" smooth two panels w/ arched top panel, except Master bed to be 8'0".
- Pantry Door – plan 1 2468, plan 2 per plan, plan 3 2468, plan 4 2668
- Wardrobe – Jamb and cased bi-pass with backing for guide adhered to slab/floor.
- Master Closet – High/low layout, double shelf and pole at sides single at back. Secondary closets- 1 1/2" particle board, single shelf and pole.
- All Exterior doors to be flashed with 9" moist stop.
- Fire door to be 6 panels.
- Towel bars Brighton USISA Pewter finish
- Entry Hardware – Titan 800 ISA Chelsea keyed w/ Kitset 660 cyl. Deadlock ISA

- Interior hardware – Kwikset DNLISA 200 Passage, DNLISA 300 privacy, DNLISAX26 300 privacy
- Bathroom Accessories – Pewter Finish Donner Brighton Series per plan.
- Door Casings – 2 ½”, Primed MDF32A, Bay Shore.
- Window stool and apron on all floor level windows below 4 feet sill height- Primed MDF.
- Baseboard - 5 ¼”, Primed MDF, Coronado – flex base at radius’, Pre-fab. Bull nose at all outside corners, miter or copped at inside corners.
- Linens and pantries – 5-shelf particle board per plan.
- Transom Trim and wall caps – Primed MDF per plan.
- Exterior shutters per plan.
- Rosettes to be plastic.
- Door Stop - Taymor 4671N Spring Doorstop
- **Anderson Per Plan**
- Den cased openings, or doors. (per plan)

Drywall

- 5/8” Type X gypsum per code at fire walls, garages, soffits, etc.
- 1/2” gypsum at all walls.
- 1/2” Flame Curb Type X gypsum at all ceilings.
- Green boards at all tub/shower locations.
- Bull-nose corner bead at all corners.
- Texture – light knockdown texture on walls and ceilings.
- Hamilton prep coat at ceiling and lighted walls.
- Walls and ceilings sanded.
- 3-way wrap on all window openings below 4’ sill height, with bull nose corners.
- Garages to be taped and topped only.
- 4 way wrapped windows will have bull nose edges.

Electrical

- 200 amp service panel.
- Complete fan light combo at master and family room with 2 switches.
- Ceiling lights at all bed rooms.
- No half hots.
- Keyless garage light
- Trenching and conduit to be taken care of by others

Fencing

- 1x4x5 w/ an 8” kick board dog eared redwood.
- 3 rail.
- Wet set 4x4 posts.
- 4x5 board on board at areas visible to public.

Fireplaces

- Box – Superior DR 600, 40” gas unit with offsets, doors, and screens.
- Per Plan

Flooring

- Tile 12”x12” at entry straight set
- Lino, Congoleum Prelude, at kitchen, laundry, and all baths. SEE FLOOR BREAKS
- Carpet, Shaw “Del Ray”, at balance, with 3/8” 5lb. bonded pad.

Garage Doors

- Per Plan - 16’x7’x20ga. FC9200 Insulated foam core II roll up with one opener and two transmitters.
- Per Plan - 16’x8’x20ga. FC9200 Insulated foam core II roll up with one opener and two transmitters.
- Vinyl weatherseal/door
- I Drive Opener system
- Insulated, R8.0,m Polyurethane foam insulated bonded to steel skin
- Torquemaster counterbalance
- Pinch-resistant section
- Tamper-proof bottom brackets
- Inside lift handle and slide lock
- lifetime limited warranty
- Nylon rubber wheels STD.
- Pull rope STD.

HVAC

- Central heat and air per Title 24 specs with gas.
- All sheet metal, including 7” Fascia Gutters with downspouts, venting, flashings (including z-bar), and diverters except roof jacks and hot water heater flue.
- Pre-cast concrete pad for A/C unit.
- Pre-wire and ducting for zoned thermal equalizer unit, per plan.
- Plan 1 Goodman 100,000 BTU 80% AFUE Furnace. 5Ton coil and 10 seer 3 ½ ton A/C system.
- Plan 2 Goodman 100,000 BTU 80% AFUE Furnace 5Ton coil, 10 seer 4 Ton A/C.
- Plan 3 Goodman 100,000 BTU 80% AFUE Furnace 5Ton coil, 10 seer 5 ton A/C system.
- Plan 4 Goodman 100,000 BTU 80% AFUE Furnace and 10 seer 5 ton A/C system.
- Supply adjustable 90 elbow for water heater flue.
- Digital setback thermostats.
- White air registers.
- Dual Zone - Per Plan
- Provide dormer vents.

Insulation

- R-38 – all Attic areas blown in fiberglass
- R-38 – insulate inaccessible ceiling areas over living areas over living w/ unfaced batt insulation
- R-19 – garage ceiling (at living areas), and exterior 2x6 walls.
- R-13 – 2x4 exterior walls.
- Foam sealants per title 24.

- Per plan

Landscaping

- Front yard landscape STD.
- Automatic sprinkler system with digital programmable timer.
- Rainbird lawn pop up sprinklers w/ segregation between shrubs & lawn.
- Rainbird shrub sprinklers in planters.
- Plants, trees, flowers per plan.
- Deco bark to define shrub areas.
- Sod shall be installed per plan
- Interior lots = (1-15 gal-trees) (5-5 gal plants) (10-1 gal – plants)
- Corner Lots = (2-15 gal trees) (5-5 gal plants) (20-1gal plants)

Mantels

- Dublin 43 pre-cast paint grade hearth, mantle, surround combo

Mirrors & Enclosures

- Chrome framed clear Tempered glass shower enclosures.
- All secondary tub/showers to be curtain rod standard

Paint

- See Customer Selection sheet for colors.
- Exterior – three-color painting of exterior stucco, siding, doors, railings, metals (roof jacks, flashing with colors to match roof tile), and trim with waterproofing sealer
- Exterior walls are to be back rolled
- Interior - Latex enamel at all wood, kitchen, baths, laundry latex flat at balance. Painting/staining of interior railings to match cabinet finish
- Sherwin - Williams – Lox On paint system

Plumbing

- 50 gal water heater (Rheem) all plans, with expansion tank, gas stub, and flue.
- 2 ext. hose bibs, one front and one rear of house.
- Gas stubs at FAU, water heater, range, log lighter, and dryer.
- 32”x21” porcelain on steel sink at kitchen with Moen 67385 pull out faucet, ice maker plumbing and finish, Garbage disposal (ISE Badger 1), and Dishwasher connect.
- 20”x17” self rimming china at all lavs.-w-Moen 4551 chrome at secondary, Moen T4570/69000 chrome at master.
- Water closet Western 822LP round at secondary baths, oblong at master.
- Hot mop shower stalls at master, and 34”x 60” fiberglass pans at secondary showers Moen T2444/62320 Chrome per plan.
- 30”x60”porcelain on steel tubs secondary baths. Secondary tub & shower combos receive Moen T2449/62320 chrome.
- Fiberglass drop in tubs standard in master bedrooms. PER PLAN
- Moen Monticello Chrome/Chrome plumbing fixtures STD

Railings

- Oak system
- Stair rail skirt to be Oak.

Roofing

- Monier lifetile over one layer of 30 lb felt and wood battens.
- See color schemes.
- Valley metal, birdstop, eave risers, hip and ridge nailers, hipstarters, plumbing, and mechanical flashings provided and installed. Dormer Vents supplied and installed.
- WR Grace ice and water shield at all turrets.
- All tile debris removed from site

Structured Wiring & Alarm systems

- STD. phone at master bedroom, media center, and kitchen.
- STD. cable at master and media center.
- ELS alarm system

Stucco

- One coat stucco system with Spanish style lace texture over brown coat, vertical style at all except for pop out which are to be sanded.
- Install weep screed metal at all locations where stucco transitions to wood trim or masonry.
- 20 Ga. Wire mesh.

Windows

- White Style Line, vinyl dual glazed windows with Lo-e glass and grids per plan.
- 9” Moist Stop flashing with Polyurethane caulking on 4 sides.
- Double locks on single hung windows and patio sliders.
- Screens on all operable windows and patio sliders.