



## The Cooper Included Building Features

All Homes Built with NAHB National Green Building Standards and Energy Star Appliance Package

### STRUCTURAL

- Exterior Walls: 2"x 4" wall studs, 16" o.c.
- Interior Walls: 2"x 4" wall studs, 24" o.c.
- Floor Joist: 2"x 10", 16" o.c.
- Subfloor System: ¾" tongue-and-groove OSB
- Exterior & Gable End Wall Sheathing: 7/16" OSB
- Roof Pitch: Per plan
- Roof Sheathing: 7/16" OSB with ply-clips
- Overhangs: 11" fixed
- Ceiling Height: 9' lower level, 8' upper level
- Gable Extensions: 12" with drip edge

### PLUMBING

- Bath Fixtures: White
- Tubs and Showers: Fiberglass/white
- Master bath Showers to have glass doors
- Toilets: Elongated, vitreous china
- Plumbing Supply System: Pex
- Drain, Waste & Vent System: PVC
- "State" Water Heater: Electric 50 gallon high efficiency
- Kitchen Sink: Deep stainless steel, double bowl
- Kitchen Faucet: Single lever with Sprayer
- Bath Faucets: Dual handle with chrome Finish
- Whole house shut off valve located in washer box, supplied and site installed for basement plans

### INSULATION & HEATING/COOLING PREPARATION

- Floor: R-19 insulation
- Exterior Walls: R-13 insulation
- Ceiling lower level: R30 insulation
- Toe Kick Registers @ kitchen & baths

### APPLIANCES

- "GE Energy Star" Standard Dishwasher
- "GE Energy Star" Standard Self-Clean Range
- "GE Energy Star Microwave with hood vent over Range
- "GE Energy Star" Refrigerator with Icemaker

### EXTERIOR

- Cementitious Plank Siding
- Vinyl soffit and fascia
- "Landmark" Roof Shingles: 30 year dimensional fiberglass over 30 lb asphalt felt
- Ridge ventilation system
- Windows: Single-hung insulated vinyl, DP50 Low-E
- Exterior window trim at front elevation
- Fiberglass Exterior Doors: as shown on floor plan with deluxe hardware on front and deadbolts on front & back
- House Wrap
  
- Driveways – Water Pervious -DuraBond Slag

### INTERIOR FINISH

- Walls: ½" drywall primed with smooth finish, bone white
- Ceilings: 1/2" high strength ceiling drywall, taped and stippled, painted bone white
- Base Molding: 3 ¼" speed/finished coat
- Door & Window Casing: 2 ¼" colonial/primed & finished
- "Shaw" Carpet: 25oz FHA with 6 lb. padding
- Kitchen/Bath/Utility/Foyer Flooring: NAFCO premium vinyl floor tiles
- Interior Doors: 6 panel hardboard with lever locksets
- Cabinets: Merillat Sundale flat panel square 30"/36" wall with crown
- Counter Tops: Square edge with 1 row ceramic backsplash
- Lavinette Mirrors: Pencil edge
- Closet Shelving: in all closets and over washer/dryer

### ELECTRICAL

- Main Electric Panel: 200AMP
- HVAC "Nutone" 13 Seer
- Smoke Detectors per code requirements
- "Progress" Interior Lighting Fixtures: Overhead lights with wire & brace for fan in living room & bedrooms with 2 switches
- Recessed Lights: In kitchen, foyer & over shower
- Wall mounted vanity lighting
- Phone Jacks: 4 throughout house
- Front & Rear exterior receptacles
- Exhaust Fans: Vented to exterior
- Wiring: Nonmetallic, 12 gauge

Due to changing technology and the continuing possibility of shortages, contractor and subcontractors reserve the right to substitute products and procedures of equal or better quality at any time. These substitutions may be made without notice, but will always be in the best interest of our customers.