

Landmark Multifamily Standard Features

ALL OUR HOMES ARE BUILT GREEN READY AND ENERGY STAR READY

STRUCTURAL

- Exterior Walls: 2"x 4" wall studs, 16" o.c.
- Interior Walls: 2"x 4" wall studs, 24" o.c. or as noted
- Single top plates at interior walls
- Floor Joist: 2"X 10" joists @ 16" o.c. or (2"x 8" 16" o.c. on 24' wide units
- Floor System: ¾" tongue-and-groove OSB
- Exterior & Gable End Wall Sheathing: 7/16" OSB
- Roof System: Rafter system at 24" o.c.
- Roof Pitch: as noted per plan
- Roof Sheathing: 7/16" OSB with 30 lb felt
- Overhangs: 11" fixed front/rear overhangs
- Gable End Extensions: 12" with drop edge
- Ceiling Height: 8'
- Fire rated assemblies as required by code

PLUMBING

- Bath Fixtures: White
- Tubs and Showers: Fiberglass, as displayed on plan
- Toilets: Elongated, vitreous china
- Plumbing Supply System: Pex
- Drain, Waste & Vent System: PVC
- Water Heater: Electric 50 gallon electric high efficiency
- Kitchen Sink: Deep stainless steel, double bowl
- Faucets: Dual lever chrome for kitchen and baths
- Prepped for washer/dryer hookup per plan
- Plumbing for icemaker
- Shower rods & bath accessories by purchaser
- 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
- Attic: R-30 insulation
- All exterior wall penetrations sealed by foam sealer
- Forced Air Heat Preparation: Registers for first level, return air grille and thermostat pullwire for first level and second level if applicable
- Pull wire for first and second level if applicable

APPLIANCES

- Standard Dishwasher factory installed
- Standard Clean Electric Range
- Range Hood: Vented with light & fan
- Other optional appliances available

EXTERIOR

- Siding: Dutch lap twin 5" vinyl installed where feasible
- Windows: West Window single hung DP35 insulated vinyl, Low-E with grills and screens, Tilting lower sash
- Shutters/Window treatment per plan
- Locks and deadbolts: Brushed nickel entry & deadbolt at exterior doors
- Insulated fiberglass exterior door (#120) prime finish only

INTERIOR FINISH

- Ceilings: Stipple ceiling finish
- Base Molding: 3 ¼" MDF painted base mold
- Door & Window Casing: 2 ¼" painted
- Carpet: 25oz with ½" rebound carpet pad
- Vinyl Floor Covering at bath/kitchen/utility rooms
- Interior Doors: Six panel hardboard passage & bifold with brushed nickel hardware
- Cabinets: Oak recessed panel, 30" wall cabinets with open soffit

- Counter Tops: Laminated with square edge and 1 row ceramic tile
- Lavinette Mirrors: Pencil edge

ELECTRICAL

- Main Electric Panel: 200AMP with breakers and decorative cover installed in each living unit
- Smoke Detectors: Per plan
- Door Bell: With chimes
- GFI circuits per code
- Interior Lighting package including: wiring for overhead lights in living room and all bedrooms
- Phone Jacks: Optional
- Television Outlets: Optional
- Exhaust Fans: vented to exterior
- Wiring: Non-metallic, 12 gauge min.