

# HERITAGE OAKS

Standard Features

Revised 08-30-10



## EXTERIOR

Foundation	Engineered Post Tension
Elevation	A
Masonry	100% Native Stone - "Austin" White or Texas Mix. Per Plan Elevation (Brick is an upgrade)
Roof	30-Year Dimensional Composition Shingles with 15# Underlayment
Ceiling Plat Height	9' Plates, 9' Ceilings Throughout
Front Door	6'-8" Panel Solid Mahogany Door with Peep Hole
Exterior Doors	6'-8" Insulated Full-Lite Metal (Per Plan)
Windows	Aluminum Double Pane Low-E Windows (Single-Hung) - White, Bronze or Terra Beige
Garage	2 Car Front Entry
Garage Door	One Double 16' x 7', 24 Gauge Metal Raised Panel Overhead
Garage Opener	1/2 HP Garage Opener with 2 Transmitters
Attic Ladder	Wood Pull Down Attic Ladder
Porch Rails	Optional or Only by Code Requirement - Builder Grade Wrought Iron
Driveway & Walk	17' Wide Broomfinish Concrete 3 FT. Wide Front Entry Sidewalk

## INSULATION

Exterior Walls	R-13 Batts/OSB Sheathing @ Heated & Cooled Areas
Ceilings	R-30 Blown in Attic @ Heated & Cooled Areas
Vapor Barrier	House Wrap with One-Stage Polycel Infiltration Caulking
Radiant Barrier	7/16" Radiant Barrier Roof Decking

## SHEETROCK

Walls	1/2" Standard, Except @ Tub & Showers (1/2" Dens-Shield Tile Backer)
Ceilings	5/8" Standard
Corners	Outside Corners Rounded Throughout, Except for Window Returns
Texture	Monterrey Drag on Walls & Ceilings, Splatter Texture @ Garage

## PAINT

Exterior	Kelly Moore or Sherwin Williams (Acrylic Low Sheen) or Equal - 2 Coats, 1 Color
Interior Walls / Ceiling	Kelly Moore or Sherwin Williams (Latex Flat Wall Paint) or Equal - 2 Coats, 1 Color
Interior Trim	Kelly Moore or Sherwin Williams (Primer Acrylic Low Sheen) - 2 Coats, 1 Color
Cabinet	Stain/Paint - Site Finished
Garage & Closets	White
Interior Paint	

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## COUNTERTOPS

Kitchen	Bullnose Edge Granite (Level 1) with Ceramic Tile Backsplash-On The Diagonal (Level 1 12"x12")
Bathrooms	Cultured Marble Countertop & Backsplash with Molded Sinks (Per Plan)

## FLOORING

Level 1 Ceramic Tile (Straight Pattern)	Foyer, Kitchen, Breakfast, Utility & Baths
Level 1 Carpet	Great Room, Study, Dining, Bedrooms & Closets

## INTERIOR TRIM

Doors	Raised Panel Hardboard Molded Hollow Core, Textured or Smooth
Window Trim	Sheetrock Return with Primed MDF Stool
Crown Molding	Optional
Baseboard	5-1/4" FJ Colonial, Type A-4 (B8)
Door Casing	3-1/2" FJ Colonial, Type A-2 (C8)
Shelving	1"x12" MDF (Per Plan)

## CABINETS

Kitchen	Red Oak or Paint-Grade with Raised Panel Doors and 42" Uppers
Bathrooms	Red Oak or Paint-Grade with Raised Panel Doors
Utility	Red Oak or Paint-Grade with Raised Panel Doors and 36" Uppers Above Washer/Dryer

## HARDWARE

Entry Door	Dexter by Schlage-Barcelona-Satin Nickel
Interior Doors	Dexter by Schlage-Seville-Satin Nickel, Lever Style
Door Hinges	Antique
Bath Towel Bars & Paper Holders	Moен Brantford Series-Chrome

## ELECTRICAL

Outlets/Switches	White Decora (Rocker Style)
Ceiling Fans	Block & Wire Only @ Great Room, Bedrooms, Study & Patio (Per Plan)
Cable TV Outlets	Great Room, All Bedrooms & Study
Telephone Outlets	Great Room, All Bedrooms, Kitchen & Study
Weatherproof Outlets	One @ Front Porch; One @ Back Porch
Smoke Detectors	Per Plan & Code
Dryer	220V Outlet & Vent
Security System	All Doors & Operable Windows
Flood Light	Prewiring @ Rear
Service	Underground Utilities - Final Hookup of Cable & Phone is by Owner or Service Provider

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## PLUMBING

Kitchen Sink	18 Gauge Undermont Stainless Steel 60/40
Kitchen Faucet	Moen "Monticello" 7730 Single Handle with Protege Side Spray - Chrome
Water Heater	State or Equal, 50-Gallon Gas
Water Softener	Loop Preplumb Only
Washer Connections	Hot & Cold Per Plan Location
Hose Bibbs	Two (2) Per Plan
Master Bath Shower	Cultured Marble Base and Walls 7' High (Per Plan)
Master Shower Faucet	Moen "Brantford" T62152 Chrome (Per Plan)
Master Shower Enclosure	Clear or Obsure Glass with Chrome Frame
Master Tub	5' Cultured Marble Soaking Tub, Deck & Skirt (Per Plan)
Master Tub Faucet	Moen "Brantford" T62152 Chrome (Per Plan)
Secondary Bath Tub	5' Cast Iron - White with Cultured Marble Surround to 7' High
Secondary Bath Tub Faucet	Moen "Brantford" T2153 - Chrome
Toilets	Elongated 1.5 Gallon - Standard Height - White
Gas Piping	To Water Heater, Heat Unit and Cooktop

## HVAC

Air Conditioner	Carrier or Equal High Efficiency 14 S.E.E.R.
Furnace	Energy Efficient Gas Furnance & Air Handler

## LIGHT FIXUTRES

Basic Interior Lighting	Lighting Allowances Per Plan Recessed Canned Lighting Per Plan
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## APPLIANCES

Range	Black or White GE 30" Slide-In Range Radiant SC GEL/JSP42BK-BB / Whirlpool GY39LXUB/Q Slide-In
Microwave/Vent	GE 1.8 CU. FT. OTR 1100 Watt Sensor GEL/JVM1850 / Whirlpool WMH3205XVB/Q
Dishwasher	GE GLD6900 GE14999 / Whirlpool GU2275XTVB/Q
Disposal	1/2 HP

## LANDSCAPE

### & IRRIGATION

Grass	St. Augustine Sodded Front, Rear & Side Yards
Sprinkler System	Sprinkler System Front, Rear & Side Yards with Automatic Timer
Shrubs	(8) 5 Gallon Shrubs with Mulch & Soil Conditioner at Front of House

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**BUILDER NOTE**

**Builder will use own subcontractors and vendors on all scopes of work. No substitutions shall be made for builders sub-contractors or suppliers. All materials shall be supplied by builder's sub-contractors and/or suppliers.**

**WARRANTY**

**All functional and operational items within your home are covered for one year by Jimmy Jacobs Custom Homes or its sub-contractors or suppliers, under the terms of the Builder Limited Warranty Agreement. Any sub-contractor, manufacturer or supplier warranties that exceed one year are transferred to the Owner at closing.**

**In our continued effort to improve our product and due to the specific unavailability or discontinuance of certain and various building products, Jimmy Jacobs Custom Homes reserves the right to substitute materials of equal or better like and/or kind.**

**BUYER ACKNOWLEDGES STANDARD FEATURES AS LISTED ABOVE FOR THE HERITAGE OAKS SERIES.**

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