



Custom Your Way Homes, LLC

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Custom Your Way Homes, LLC - Standard Features

Rev. 10/17/14

*Standard features may vary depending on availability and selections. Upgrades are available for most features.

FOUNDATION

- Foundation walls and footings per pl
- Steel Reinforced 2' Foundation Wall with a min. 5 Sack Mix
- 12" x 6" Footings reinforced at exterior and bearing walls
- Hold downs per plans and engineering
- Pressure treated 2x mudsill per plans and engineering attached to foundation with a min. 1/2" X 10" anchor bolts and galvanized washers.

EXTERIOR SIDING

- Whole house horizontal cement lap siding. This is a concrete siding from Hardie called Cemplank.
- All windows are wrapped with 1x 4 wood trim on the sided and 1 x 6 trim at the top that extends beyond by 1 inch. at the bottom a 1x4 is used that also extend beyond by 1 inch.

EXTERIOR DOORS

- Fiberglass insulated 6-panel entry doors with glass
- Man doors and any other exterior doors can be upgrade to fiberglass.

WINDOWS

- Brand name white vinyl windows of quality brand such as Milgard, JELD-WEN, or Cascade Windows. Windows are Low E glass filled with radon gas.
- window screens

FRAMING

- 2"x 6" HF (Hemlock Fir) exterior stud walls At 16" on center with two top-plates and one bottom plate
- 2"x 4" on garage walls except 2 story homes with two top-plates and one bottom plate
- 7/16" Structural Exterior Grade O.S.B. Panel Sheathing or per engineering
- 2"x 4" HF interior stud walls At 16" o.c with two top-plates and one bottom plate
- 23/32" OSB (Orientated Strand board) Edge Gold Floor Decking nailed and glued
- Engineered Wood I- Joists @ 16 O.C. or per plan (offset may vary per plumbing and hvac installation)

ROOF SYSTEM

- Engineered P.E. manufactured wood roof trusses spaced 24" o.c. with a 6/12 roof pitch (some homes may have varying roof pitches depending on the architecture style of the home) Over-framing may be used in some locations with a ridge beam and rafters per plan.
- 30 year architectural roofing of a quality brand with ridge venting (Some plans may require roof jacks such as at hipped roof systems)
- 12" Gable ends overhang with 2" x 4" Out-lookers at gable ends for strength and barge board attachment.
- 16" eave end overhangs with vents / blocking at bearing.
- 7/16" OSB roof sheathing nailed to Trusses with a min. of 8d nails @ 6" oc. edge and 12" o.c. field. or per engineering and plans.

RAIN GUTTERS

- White seamless aluminum gutters with downspouts to splash blocks.

CONCRETE GARAGE

- 4" garage floor slab with a min. 5 sack mix

EXTERIOR PLUMBING

- Two frost free hose bibs installed in an insulated location.

EXTERIOR LIGHTING

- Canned lighting per plan at all porch soffits with switch.
- Wall-mounted sconce lighting with switch at exterior doors where no porch is present.

HEATING

- Electric Furnace package with a brand such as Trane or equal. Other heating options are available such as Gas, Propane, Fireplace, Electric wall heaters Etc.

ELECTRICAL

- Electrical rough in per Local and State codes
- 200-amp service with main disconnect
- Two telephone outlets
- Two cat 5 outlets
- Two cable TV outlets

- Microwave outlet
- light fixtures of a quality brand. Many colors and options are available.
- Ceiling lights and outlets per code
- Smoke and carbon-monoxide detectors per code
- GFI's per code and in kitchen, baths, garage, and two exterior outlets
- Recessed canned lights with switches in kitchen and covered porch areas per plan
- Four Garage outlets installed per code
- Two ceiling mounted lights in garage
- Garage door opener of quality brand

VENTILATION

- Ventilation per state and local code
- Kitchen, utility, and bathroom fans venting to exterior of quality brand.
- Vent blocks at eave ends in attics with ridge vents at the roof where possible per plan (ridge vents may not work on some plans such as at hipped roofs)
- Whole house ventilation system where required per code
- Vent per code at Microhood / Range vent

CABINETS

- Kitchen and bath cabinets of a quality brand available in several finishes
- Master bathroom-36" cabinets
- Guest baths 30"
- Vanities Kitchen 36"
- Tile back splash in kitchen and bathrooms. Other options available.
- Formica laminate matte counter tops available in many colors with hard wood self-edge. Other options available.

FLOOR COVERINGS

- Flooring of a quality brand installed per plan. Other options are available
- Vinyl areas – Kitchen, Baths, and Utility
- Carpet areas – Living Room, Family Room, Dining Room, Bedrooms, Halls and Entry with and 8 lb. carpet pad. Other options are available

PLUMBING

- Plumbing per Local and State code
- White sink per plan in Baths. Other options are available
- Plumbing rough-in and finished
- Plumbing fixtures of quality brand such as Moen Eva, Moen Brantford and Moen Method or equal in chrome finish. Other options available such as Oil rubbed bronze and satin.
- Kitchen Sink is 8" Deep stainless steel two tub. Other options are available
- Kitchen Faucet of quality brand in chrome. Other options are available such as Oil Rub Bronze, Stainless Steel, or Satin
- Toilets are white porcelain of quality brand. Other options are available.
- Tile Walk-in shower if per plan in Master. In other baths a Tub and Shower Combination insert that is either fiberglass smooth or tile simulation. Other options are available such as tile, glass doors, two spray nozzles, etc.
- 0.95 Energy Efficiency Hot Water Tank. Other options are available.
- All Pex Water Lines
- ABS plastic waste and vents

- Inside main water shut off

INSULATION

- Insulation per code
- R-49 ceiling
- R-21 exterior walls
- R-30 floor
- Foam seal at voids around windows, doors, outlets, gaps, ect

GARAGE

- Non-insulated metal garage door with glass windows at the top.
- Four electrical outlets installed per code
- Garage door opener
- Exterior Man door with exterior wall-mounted sconce light standard.

WOODWORK

- Option of 2 1/4 colonial style or solid flat solid wood stained to match cabinets, and or MDF 2 1/4 colonial style and flat. Other options are available.
- Doors per plan with 2/4/5/6 Hollow-panel pre-painted doors available in various colors.

DRYWALL

- 1/2" drywall taped and texture with orange peel finish
- PVA wall primer (polyvinyl acetate also known as "white glue") at inside of exterior walls
- Garage firewalls / ceilings hung and taped per code

FINISHING HARDWARE

- Mirrors at all vanities with lighting above available in various colors and styles
- Open wire coated metal shelving. Other options are available.
- Round door knobs in various finishes and styles. Other options are available such as lever.
- Towel bars and toilet paper holders of quality brand to match or closely match door hardware.