



- BUILDER STANDARD FEATURES -

SITE SERVICE & LOT IMPROVEMENTS

- 1.1. Water: Public Water with 3/4" service to house
- 1.2. Sanitary Sewer/Septic: 4" PVC connection to house
- 1.3. Storm Sewer: Storm sewer with 6" PVC connection to downspouts of house (if available)
- 1.4. Utilities: Overhead/Underground electric, gas, telephone, cable television conduits

EXCAVATION & GRADING

- 2.1. Depth: Determined by the topography of the land, plans, and specification
- 2.2. Grading: Finish grade to site plan

FOUNDATION

- 3.1. Footing: House & Garage, 8"x16" 2500# concrete mix
- 3.2. Drain: 4" exterior perimeter holed PVC, connected to 6" Storm Sewer system (as applicable)
- 3.3. Foundation Wall: House & Garage, 6"x18" or 8"x18", 2500# concrete mix
- 3.4. Reinforcing: #4 Steel rebar, (per structural)
- 3.5. Waterproofing: Foundation spray (basement homes only)
- 3.6. Beams: Wood, Set in place per plans
- 3.7. Anchor Bolts: 5/8"x8" spacing per plans

CONCRETE FLATWORK

- 4.1. Garage Floor: 4" 2500# concrete mix, smooth finish
- 4.2. Porch Exits: 2500# concrete mix, exposed aggregate finish

FRAMING

- 5.1. Structural Lumber: Exterior walls, 2"x6" std or btr hem fir 16" O.C., 8' wall height, Interior walls, 2"x4" std or btr hem fir 16" O.C., bearing walls, non-bearing walls 24" O.C.
- 5.2. Sill Plate: 2"x6" pressure treated
- 5.3. Wall Sub- Sheathing: 7/16" OSB per plan/Hardi Panel
- 5.4. Floor Joist: TJI floor joist or equal
- 5.5. Sub Floor: 3/4" Tongue & Groove fiberboard
- 5.6. Fire Blocking: Per plan
- 5.7. Air infiltration barrier: 60 minute paper
- 5.8. Roof framing: Pre-manufactured trusses at 24" O.C.
- 5.9. Roof Sheathing: 7/16" OSB

ROOFING

- 6.1. Shingles: IKO-Cambridge 30yr Laminate
- 6.2. Underlay: 15# asphalt saturated felt
- 6.3. Roof Vents: Individual vents

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- BUILDER STANDARD FEATURES (PG.2) -

GUTTERS & CONDUCTORS

- 7.1. Gutters: Pre-finished 5" aluminum K gutters (white)
- 7.2. Downspouts: 2"x 3" pre-finished aluminum (white)

WINDOWS

- 8.1. Window Type: Horizontal Sliders, white vinyl, screens included
- 8.2. Glass: Insulated thermopane, Argon gas filled
- 8.3. Jamb Material: Plastic 4" 9/16

EXTERIOR DOORS

- 9.1. Front Door: Insulated metal or fiberglass, White
- 9.2. Front Door Hardware: Entry Ball Handle, Dead Bolt (Brass, Chrome or Oil Rubbed) with Safe Lock entry & dead bolt, keyed alike.
- 9.3. Fire Door: Solid slab, 90 minute, (House-to-Garage)
- 9.4. Fire Door Hardware: Ball knob entry, keyed (Brass, Chrome or Oil Rubbed)
- 9.5. Garage O/H Door: 16'x 7', raised panel section, non-insulated with glass panel sections across top
- 9.6. Patio Doors: 5' Sliding Glass Door

SIDING & EXTERIOR TRIM

- 10.1. Siding: 8-inch Hardi-Lap siding with 7 inch reveal and board & batt front of house only, smooth Hardi-Panel with batt on remaining exterior walls. Hardi-Shingles per plan only
- 10.2. Soffits: soffit material
- 10.3. Corner Boards: Whitewood corner boards per plan
- 10.4. Window & door surrounds: Whitewood window trim per plan
- 10.5. Exterior Vents: Vinyl, white (Fans/Microwaves/Etc.)
- 10.6. Crawl Space Vents: Plastic, grey, (All applicable areas)
- 10.7. Attic Vents: Plastic, Color TBD, Location per plan
- 10.8. Shutters: Per plan
- 10.9. Accents: N/A

INSULATION

- 11.1. Exterior Walls: R-21, Kraft-fiberglass batts
- 11.2. Exposed Ceiling: R-38, Kraft fiberglass blown-in
- 11.3. Exposed Floors: R-30, Kraft fiberglass batts, twine supported
- 11.4. Unfinished Basement Walls: As applicable
- 11.5. Caulk/Sealants: All openings
- 11.6. Crawlspace: Visqueen ground cover and pipe wrap insulation

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- BUILDER STANDARD FEATURES (PG.3) -

DRYWALL

- 12.1. Walls & Ceilings: 1/2" Gypsum board on interior walls and 1st floor ceiling, perimeter nailed, field screwed, finish taped and sanded smooth, light dash texture. 4-way window wrap
- 12.2. Garage: Gypsum board to code

FIREPLACE

Optional Upgrade

HVAC (Or Alternate Heat Source)

- 14.1. 240 Zonal Wall Heaters(thermostatically controlled)
- 14.2. Distribution: Per Unit
- 14.3. Venting: Fan in each bath and laundry room, kitchen range hood, dryer vent.
- 14.4. Gas Lines: N/A

PLUMBING

- 15.1. Supplies: Copper and Wirsbo Pipe
- 15.2. Waste/Vents: 3" PVC
- 15.3. Valves/Stops: Main water service and all fixtures
- 15.4. Pressure Reducer: Watts with bypass (As required)
- 15.5. Water Heater: Bradford white 40 gallon (or equal quality), Electric
- 15.6. Hose Bibs: Antifreeze type, 1 in front and 1 in rear

Fixtures: (oil rubbed or brushed nickel optional upgrade)

- 15.7.1. *Master and Main Baths:*
 - 15.7.1.1 Lavatory – White China Regal L 1390WH
 - 15.7.1.2 Faucet – Single lever (clear ball handles), Chrome finish (PT9621)
 - 15.7.1.3 Water Closet Main Bath – White CN1316WH
 - 15.7.1.4 Water Closet Master Bath – White CN1316WH
 - 15.7.1.5 Water Closet Seat – White
 - 15.7.1.6 Supply/Flusher – Chrome
 - 15.7.1.7 Main Bath and Master Bath Tub– White tub/shower combo TSEA63
 - 15.7.1.8 Tub Valve – (Temperature control/Pressure balanced, chrome)
 - 15.7.1.9 Shower Valve – Chrome with water saving shower head
- 15.7.2. *Powder Room:*
 - 15.7.2.1. Lavatory – White China Regal L 1390WH or White Pedestal (per plan)
 - 15.7.2.2. Faucet – Single lever (clear ball handles), Chrome finish (PT9621)

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- BUILDER STANDARD FEATURES (PG.4) -

- 15.7.2.3 Water Closet – White CN1316WH
- 15.7.2.4 Closet Seat – White
- 15.7.2.5 Supply/Flusher – Chrome
- 15.7.3. *Kitchen:*
- 15.7.3.1 Sink – Stainless steel DAKJ5023 3224
- 15.7.3.2 Faucet – Two handle no spray PT9201, Chrome finish,
- 15.7.4. *Laundry:*
- 15.7.4.1 Laundry box – Recessed hot, cold, waste

CABINETS & COUNTERS

- 16.1. Kitchen Uppers: Hardwood, flat square panel with concealed hinges.
- 16.2. Kitchen Base: Hardwood, flat square panel with concealed hinges.
- 16.3. Kitchen Counter: Formica laminate or equal with tile backsplash.
- 16.4. Main Bath: Hardwood, flat square panel with concealed hinges and standard drawers
- 16.5. Main Bath Counter: Formica laminate or equal with tile backsplash
- 16.6. Master Bath: Hardwood, flat square panel with concealed hinges and standard drawers
- Master Bath Counters: Formica laminate or equal with 4x4 tile backsplash

ELECTRICAL

- 17.1. Service: 200 amp with main lug breaker panel
- 17.2. 110 V Circuits: Dishwasher, refrigerator, washing machine
- 17.3. 220 V Circuits: Dryer, range (as applicable)
- 17.4. Switch Plates & Receptacles: Located per code and plans, white.
- 17.5. Telephone Jacks: Two, one in the kitchen & one in the master bedroom
- 17.6. Closet Light: Walk ins only
- 17.7. Wall or Ceiling Lights: Kitchen(four-3 light 15"Albstr. fls dm),walk in pantry, walk in closet, laundry room, entry, halls & bedrooms (13"- 2 light Albstr. fls dm), dining room(6 light chandelier with Albstr fixtures), Master bath(two-3 light vanity bar above each sink area), Main bath/Powder room(2 light vanity bar, above sink area), standard closets (11"- 2 light Albstr. fls dm) The finish on the lighting fixture to be either chrome or brushed nickel (oil rubbed or black are optional upgrade)
- 17.8. Cable Jacks: Optional
- 17.9. Garage: (2) porcelain fixtures per interior garage & (2) exterior clr wall lanterns(garage wing walls)
- 17.10. Exterior Entrances: Switched exterior fixture at each entry(clr wall lanterns)
- 17.11. Outlets: Per plan & code
- 17.12. 3-Way Switches: All rooms/hallways with 2 or more entrances.
- 17.13. Exterior GFI: (2) outside house, (1) in garage
- 17.14. Interior GFI: Kitchen and all baths
- 17.15. Bath Fans: Master, All baths, Laundry room
- 17.16. Paddle Fans: N/A

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- BUILDER STANDARD FEATURES (PG.5) -

INTERIOR MILLWORK

- 18.1. All Base: 2-1/4" Colonial embossed-finish
- 18.2. All Casing: 2-1/4" Colonial embossed-finish
- 18.3. Window Sills: Drywall wrap
- 18.4. Doors: Embossed-finish, pre-hung, flush with embossed jams
- 18.5. Hardware: Privacy doorknob on all baths and master bedroom, Passage doorknob on all others, Keyed garage doorknob, Doorknob with dead bolt combination on front door (available in brushed chrome, brass or oil rubbed finish).
- 18.6. Half Walls: Wall caps Photo-finish trim, base moldings to match other rooms

PAINTING

- 19.1. Interior Walls & Ceilings: White, contractors flat sprayed and backrolled, all interior walls
- 19.2. Interior Trim: N/A
- 19.3. Interior Doors: N/A
- 19.4. 1/2 Wall Caps: N/A
- 19.5. Exterior Base: One finish coat per plan
- 19.6. Exterior Trim: One finish coat per plans
- 19.7. Exterior Doors: Factory painted white

APPLIANCES

- 20.1. Dishwasher: Whirlpool White 4 cycle/3 level (model # DU850SWPQ)
- 20.2. Range/Oven: Whirlpool 30-inch White Electric, self cleaning (model # RF263LXTQ)
- 20.3. Hood Fan: 1.6 cu. ft. Microwave Hood, White w/light

FLOORING

- 21.1. Carpet: Builders grade, (1/4" height maximum, preferably have loop pile or combination of loop and cut pile), 6 lb. 7/16" Rebond Pad, installed wall to wall in all bedrooms, closets, living room, dining room and hall way
- 21.2. Linoleum: Congoleum sheet, installed in laundry and all baths and kitchen
- 21.3. Ceramic Tile: Builders grade installed, entry foyer, (approx. 16 sq. ft.)
- 21.4. Grout: Epoxy grout.

MIRRORS, SHOWER DOORS, BATH / CLOSET ACCESSORIES, SHELVING

- 22.1. Mirrors: Flush mounted, machine polished edges, per plan
- 22.2. Shower Rod: N/A
- 22.3. Bath Accessories: (1) chrome towel bar and toilet paper holder in each full bath, (1) ring and toilet paper holder in powder room
- 22.4. Shelving: Vinyl clad wire shelving per plan

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- BUILDER STANDARD FEATURES (PG.6) -

LANDSCAPING

24.1. Up to 1200 square feet of Top Soil & Sod (front only)

RESIDENTIAL WARRANTY

Standard 1-Year Builder Warranty

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