

Pacifica Points Of Pride

HOME SPECIFICATIONS

EXTERIORS

- 4" Set Back Frame (9" available)
- Transverse Floor System 2" x 6" - 16" O.C.
- Decking Attached w/ Gantry System & Alpha Glued & Screwed
- American Rolled Formed I-Beam (not corrugated)
- Outriggers Full Length of Frame - Not Just Axle Area
- 7/16" Smartpanel Treated Engineered Wood Siding w/ 30 Year Warranty w/ Lap Siding In Accent Area
- Sherwin-Williams Low Temp 35° Exterior Paint - 100% Latex A-100 Satin Finish w/ Large Color Selection
- Fiberglass Shingled Roof w/ 25 Year Warranty
- Natural Air Flow Eave w/Vented Ridge Cap & Vented Soffit On Sides
- Ply-Dry Roof Underlayment
- White Metal Drip Edge All Around Home
- Nominal 3/12 Roof Pitch (Steeper Pitch Available)
- 30# Roof Load w/ Rafters 24" O.C. - Higher Roof Loads Available
- Eave Overhang - Nominal 16" Eave On All Sides
- 20' or 24' Dormer - F.D.S. - Standard Locations
- 36" Front Door, 6 Panel Inswing Fiberglass w/ Deadbolt Lock and Peephole w/ #356 Trim To Match Interior Trim
- 36" Rear Door, 6 Panel Inswing Fiberglass w/ Deadbolt Lock w/ #356 Trim To Match Interior Trim
- Vinyl Frame Dual Glazed Windows w/ Low "E"
- Egress (Safety Exit) Windows In All Bedrooms
- Exterior Lighting At All Doors For Security
- Brushed Nickel Porch Light - Front & Rear Door
- Raised Panel Shutters - F.D.S. & Front E/W
- Windows In Accent Area Trimmed In 5/4
- Exterior Walls 2" x 6" Studs - 16" O.C.

INTERIORS

- **Formica Window Ledges In Kitchens & Baths (W.D.P.)**
- **2" x 4" Interior Walls Throughout Home (24" O/C)**
- Ceiling At Sidewall - 90" Minimum
- **Anchorage II Carpet w/ 1/2" Rebond 6# Carpet Pad - Select Locations**
- Congoleum Diamondflor Linoleum - Select Locations
- Vapor Barrier Primer On Tape And Texture Walls & Ceiling
- Tape & Texture w/ Rounded Corners And Knockdown Finish Throughout Including Closets
- Sherwin-Williams Hi-Build Egshell Interior Paint w/4 Color Choices
- Designer Drape Package w/ Side Panels & Valances Where Applicable
- Black Pearl Drape Rods In Living Areas & Master Bedroom
- 2" Deco Mini Blinds
- Black Pearl Light Package w/Glass Fixtures
- **3 Heavy Duty Hinges On All Passage Doors**
- Interior Passage Closet Doors
- 30" Flat White Passage Doors To Bedrooms And Bathrooms (32" where design permits)
- Utility Room Door w/ C.A.R.
- Spacious Utility Area w/ Washer and Dryer Hook-ups
- Laundry Shelf Overhead (wood)
- Plant Ledges, Bridges And Accents (select locations)
- Black Pearl Door Hardware w/Lever Handles
- #063 Trim Under Window Ledges

INSULATION

- Certified Energy Efficient Metal Loop Heat Duct System
- HUD Approved Insulation Package (F-22) (W-19) (C-22)
- Energy Star Option Available

KITCHEN

- Alder Cabinets w/ Alder Slab Cabinet Doors w/ Finger Pulls & Concealed Hinges
- White Lined Cabinets For Easy Cleaning
- 19" Drawer Bank In Island (where design permits)
- Hi-Low Kitchen Cabinet Design

- Drawer Over Door Cabinet Construction
- Decorative Glass Overhead Cab Doors w/Interior Lined To Match Cabinets
- Decorative Glass Pantry Door (select models)
- Bottom and Center Shelf In Base Cabinets
- 32" Overhead(s) w/ Adjustable Shelves And Finished Bottoms
- Wood Drawer Sides With 3/8" Dado and 3/8" Drawer Bottoms
- Laminated Countertops - w/ 6" Tile Backsplash And 2" Tile Edge
- 8" Deep Stainless Steel Kitchen Sink
- Black Pearl Single Lever Faucet
- 2 Recessed Fluorescent Lights (New Style)
- **Deluxe Ball Bearing Roller Drawer Guides**
- **Pot & Pan Pull-out (per print)**

APPLIANCES

- G.E. Electric Range
- **G.E. 18.2 Cu. Ft. Refrigerator w/ Built-in Icemaker Double Door Frost Free**
- 30" Powered Range Hood w/ Dual Speed Fan and Light Vented Through Roof
- **Water Heater - 40 Gallon Double Element, Quick Recovery w/ Pan**

BATHS

- Curved Shower Rod - Brushed Nickel & Deluxe Tub Overdrape w/ Liner - Master Bath & Bath 2 (Where Applicable)
- 60" Fiberglass Tub/Showers
- China Lav Bowl w/ Pop-up Drain And Overflow
- Elongated Toilets
- Black Pearl Metal Lav and Tub/Shower Faucets
- Black Pearl Dual Control Metal Deck Tub Faucets
- Black Pearl Towel Bar and Tissue Holder - Each Bath
- Privacy Locks On All Baths
- Power Bath Fan In All Baths
- Front Of Deck Tubs Drywall, Not Laminate
- **Linen Closet Or Cabinet - Master Bath (model specific)**
- Laminated Countertops - w/ 6" Tile Backsplash And 2" Tile Edge Including Deck Tubs & Showers

UTILITIES

- Digital Thermostat
- Water Shut-Off Valves Throughout
- Master Water Shut-off Valve
- **Bedroom Ceiling Lights (includes dens & retreats)**
- **Fire Extinguisher Under Kitchen Sink**
- Total Electric w/ 200 Amp Entrance Service
- Electric Furnace - Gas Optional
- Copper Wiring Throughout - Fully Grounded
- Plumbed and Wired for Clothes Washer w/ New Washer Access Panel
- Dryer Vent Recessed In Wall
- Whole House Ventilation System
- All Bedroom and Living Areas Protected By Smoke Detector(s) w/ Battery Backup
- **Exterior GFI Receptacle At Back Door and Front Door - Std Locations**
- Freezer Receptacle In Utility (where applicable)
- Pex Plumbing System w/ Brass Fittings
- Three-Way Switches Where Applicable (Kitchen & Utility)
- Service Receptacle Under Home
- Integrated Drain Lines
- **Prepare For A/C Stub Conduit**
- **Hose Bibbs Front Door Side And Back Door Side - Standard Locations**
- Toe Kick Heat Registers - Kitchens And Baths
- Cold Air Returns In Ceiling For Bedrooms (where design permits)
- Icemaker Line Recessed In Wall