Little Mountain Homes, Inc.



**These items are included as a standard in every home that we build to offer a more complete home with less additional costs!

So sharpen your pencil, shop other builders and see how the rest of the world measures up. Because the more you know, the better we look.

are included in every home we build.	Little Mountain <u>Homes</u>	Other <u>Builders</u>
Excavation and Foundation		
 Property rough graded; disturbed areas backfilled and finish graded. 8 foot poured concrete "brick texture" basement is our standard! Poured concrete is 		
 2-1/2 times stronger than a masonry block foundation and provides a clean "finished" appearance. Two rows of #4 bar & 3,000 PSI concrete reinforces the footer construction under the 		
foundation.		
 I/2" re-rod is installed vertically every 8' and horizontally every 2' inside the 3,500 PSI poured concrete. 4" Perforated tile is installed inside and outside the footer (code only requires outside footer tile). 		
 Ten gauge wire mesh is placed in the garage floor slab that is supported by concrete ledges to add stability. 	$\frac{1}{\sqrt{1}}$	
• GMX foundation waterproofing system with R-5 thermal resistant insulation board provides a 30-year warranty against water penetration of the foundation.		
 Glass block windows provide light and ventilation to basement. Fill sand used in the garage provides superior compaction as a base for concrete floor (often existing soil on site is used). 		
Energy Efficiency		
• Double Pane insulated low-E, Argon filled, vinyl windows with 3/4" insulated thermo break glass feature internal grids on the front windows & tilt-in for easy cleaning. Double hung windows are on the first and second floor of the home (per plan).		
 93+% Efficiency gas furnace and 50 gallon power vent high efficiency hot water tank for quick recovery. R-49 insulation ceiling; R-13 sidewalls. Cobra ridge vents & continuous-vented soffits. 	- 1	
 R-5 thermal resistant insulation board is extended to the grade. A vinyl wrapped R-11 blanket is added 4' off the top of the basement wall to prevent heat loss in the basement. 		
 Full Air Reduction Package, which seals any exterior or interior opening and prevents the exchange of conditioned and unconditioned air inside the home. 		
All windows are taped and insulated with non-expandable foam to eliminate heat loss and moisture infiltration. All the state of t		
 All interior bath walls, laundry walls & plumbing waste lines insulated for sound deadening. House wrap provides a protective layer under your home's siding and resists air infiltration and water intrusion. 	<u> </u>	
 Framing and Exterior 2"x 4" Framing with 1/2" OSB sheathing strengthens the home's exterior, reduces exterior noise 	1	
transmission & provides greater wall permeability. ** Nine foot first floor ceilings, includes 36" tall kitchen wall cabinets.	\frac{\fin}}}}}{\frac{\frac{\frac{\frac{\frac{\frac{\frac{\frac{\frac}{\frac{\frac{\frac{\frac{\frac{\frac{\frac{\frac{\frac{\frac}{\frac}{\frac{\frac{\frac{\frac{\frac{\frac{\frac{\frac{\frac{\frac{\frac{\frac}}}}}}}{\frac{\frac{\frac{\frac{\frac{\frac{\frac{\frac{\frac}}}}}}{\frac{\frac{\frac{\frac{\frac}}}}}}{\frac{\frac{\frac{\frac{\frac{\frac{\frac{\frac}}}}}}{\frac{\frac{\frac{\frac{\frac{\frac{\frac{\frac{\frac{\frac}}}}{\firac{\frac{\frac{\frac}}}}}}}{\frac{\frac{\frac{\frac{\frac}}}}{\frac{\frac{\frac	
 Weyerhaeuser GoldTM OSB sub floor won't delaminate and is protected from moisture retention. Raised panel insulated steel garage door. 	\	
** Two-car dry-walled garage, finished and textured with concrete floor, electrical outlet, overhead Wayne Dalton 9605 door includes R-11 insulation and steel panel inside and out, pre-wired for remote opener.	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	
 Concrete sidewalk & driveway. Alside® maintenance-free vinyl siding, soffit and fascia in choice of colors. Front shutters (per plan). 	\frac{\frac{1}{1}}	
 Maintenance-free aluminum gutters and downspouts in choice of colors. Therma-Tru® insulated steel exterior doors. 		
 Stone to grade on the front of foundation enhances curb appeal. 240 pound 3-dimensional fiberglass & asphalt shingles provide a limited lifetime warranty. 		

Little Mountain Other Electrical, Plumbing, Mechanical Homes **Builders** Two frost proof hose bibs. China sinks (two in the master bath) and water closets. Moen® Brantford, Eva, Glyde or Dartmoor washer less faucets. Double-bowl under mount stainless steel kitchen sink with garbage disposal. Water supply line to refrigerator. Aquatic one-piece molded fiberglass tub enclosure and showers (per plan). Soaking tub with ceramic tile surround (per plan) in master bath. Wall mounted laundry tub; hookups for washer & dryer; dryer vent. Two outside electrical receptacles. Smoke detectors on all floors. Carbon monoxide detector at bedrooms. Pre-wiring for three cable TV & three phone outlets. Decorative light fixtures throughout. Walk-in closets wired for lights (per plan). 200 Amp. Electric service with copper wiring and circuit breakers. Great Room and Master Bedroom are wired and braced for ceiling fans. All bedrooms are wired for ceiling lights. All bathrooms are furnished with exhaust fans (code specifies only that those without windows must have exhaust fans). 13 seer central air conditioning. Gas or electric connections provided for range and dryer. Interior Aristokraft level 2 kitchen cabinetry and level Ibath vanities (35" tall vanity in the master bath and powder room). Granite countertops with 4" backsplash and stainless steel under mount sink in the kitchen. Custom self-edge laminate countertops with backsplash in all baths. Dishwasher and range hood. All range hoods (or optional microwave/range hoods) are vented to the exterior. Chrome towel bars and paper holders in all baths. Full mirrors above all bath vanities. Ceramic tile flooring in the master bath. Mannington Wood-look single plank laminate in the foyer, kitchen, dinette, powder and mud room. Mannington® Benchmark vinyl flooring in baths (excluding master and powder room) & laundry room. Wall-to-wall carpeting (& pad) in several styles and a variety of colors. Direct vent fireplace with tile or stone facing, gas logs installed, poplar or painted mantle & five recessed mantle lights. Two coats of Sherwin-Williams® premium velvet matt (primer & finish). Textured ceilings throughout. Ventilated shelving in closets, laundry room and pantry (per plan). Painted pine trim throughout includes 4-1/4" base and 2-1/4" casing. Six panel, two panel arched or Cheyenne style masonite interior doors. Door-locks keyed alike with Dexter® interior and exterior door hardware. Deadbolts on all exterior doors, sliding patio doors include floor locks. Brushed nickel or oil rubbed bronze door hinges and door knobs. **Customer Service** Want to make a change? We'll listen to your needs and changes won't necessarily cost you extra! We encourage you to personalize your home! ALL site plans and permit costs ARE INCLUDED! Final walkthrough of your home prior to closing. Professional cleaning prior to move-in. HBA Registered Builder Construction Standards Guide, Limited Home Warranty and Maintenance Schedule.