



CITY HOMES LINE INCLUSIONS

12-8-16

At City Homes we include allowances for the following: carpeting, composite floors, light fixtures, hardware, ceramic tile, and more based on the model. The following are just a few more of the quality amenities and allowances included in the complete price of your home.

City Homes Building Highlights

- Backfill/rough grading (allowance)
- Excavation (allowance)
- Rough, finish, and window cleanup
- Port-a-Lav
- Erosion control (allowance)

Key Features

- Tyvek HomeWrap® system at all exterior walls including garage ★Energy Star
- Engineered floor system 16" on center w/glued and screw 3/4" tongue and groove sheathing
- Brick to front elevation per plan
- R-50 blown attic insulation
- R-5 foam insulated sheathing on foundation from top of wall to top of footing ★Energy Star
- Closed cell sprayfoam insulation at sills (and bonus rooms where applicable) ★Energy Star
- R-19 BATT insulation at exterior walls
- Direct vent gas fireplace ★Energy Star
- 30 yr Dimensional shingles
- Double 4" vinyl siding
- Aluminum soffits, fascia, and window trim (maintenance free)
- Miratec trim at front door and garage doors

Foundation

- Water Proofing (30-year warranty) & exterior insulation (from footing to top of foundation) ★Energy Star
- Reinforced 12 course concrete foundation
- Reinforced 4' concrete foundation at garage and stoops
- Drain tile system connected to sump crock
- Engineered beam w/steel columns at basement per plan
- 4 mm poly vapor barrier under concrete basement floor
- 1" foam insulation at exterior of entire basement walls with concrete coating at top 8" of foam ★Energy Star

- 3" concrete floor at basement
- 4" concrete floor at garage
- Concrete stoop at front entry door on frost wall per plan

Lumber/Framing

- Anchor strapped 2 x 6 treated mud sill plate w/sill sealer
- 3/4" tongue & groove sub-floor decking (glued and screwed)
- Pressure treated wood step at patio as required
- Quality kiln dried SPF dimensional lumber
- 2 x 6 (16" O.C.) stud walls w/1/2" OSB sheathing at ext walls
- 2 x 4 (16" O.C.) stud walls w/OSB sheathing at garage walls
- Tyvek HomeWrap® at exterior walls of house and garage (including gable ends) ★Energy Star
- Engineered roof truss system w/hurricane anchor brackets
- 15/32" OSB roof sheathing with "H" clips
- Engineered I-joist floor systems w/ 3/4" tongue and groove subfloor (glued and nailed)

Insulation

- 4mm Vapor barrier at exterior walls and ceilings
- R-5 foundation insulation to footing ★Energy Star
- Fully weather stripped front entry door and fire door
- R-19 BATT insulation at exterior walls and skirts
- Closed cell spray insulation at box sills
- R-50 blown attic insulation
- Closed cell spray insulation at living spaces above garage (if applicable)

Drywall

- Drywall texture at wall and ceiling (90% recycled gypsum content)
- Plastered garage ceiling and fire walls only
- Drywall returned windows and patio doors with wood sill and apron per plan

Woodwork/Cabinets/Finishes

- Prefinished cabinets with hidden hinges
- Lazy Susan cabinet per plan
- Custom painted woodwork with masonite doors (hollow core)
- Painted 3 1/4" colonial base board mouldings (water based finish)

- 2 1/4" colonial casings (water based finish)
- Hibuild wall paint
- Wall painting throughout (5 colors, 1 coat)

Flooring, Tile and Countertops

- Tri-cove laminate countertops at laundry (per plan)
- Select granite countertops to kitchen
- Remnant granite countertops to bathrooms
- Engineered hardwood flooring at foyer, kitchen and dinette
- Ceramic tile flooring in laundry room and all full baths
- Carpeting over 6 lb. 1/2" thick rebounded density pad (recycled carpet pad content)

Hardware, Shelving, Glass

- Schlage door knob hardware throughout
- Handle set and dead bolt at front entry door
- Matching door hinges
- Towel bars and toilet paper holders
- Ventilating epoxy coated wire shelving with continuous rod
- Plate glass mirrors at all bathrooms
- By pass shower door at master with clear or obscure glass
- Cabinet hardware

Cleaning

- Recycled job site cleaning and debris removal
- Rough cleaning and sweeping of home
- Finish cleaning of home including vacuuming, washing floors, dusting and window cleaning

Garage

- 2 or 3-car side-entry or front-entry garage per plan
- Raised panel steel overhead insulated door
- Garage door openers with keypad

Roofing

- 30 year Dimensional shingles with limited lifetime warranty
- Baked enamel valley flashings and roof flashings
- Metal box style roof vents





C I T Y H O M E S L I N E I N C L U S I O N S

Doors/Windows

- Alliance® Windgate low maintenance single hung vinyl windows with insulated low-e glass, and air space grills at all elevations
★Energy Star
- Maintenance -free 4 panel/one lite front entry door with exterior painting per plan

Electrical/Appliances

- 1/3 HP garbage disposal
- Hardwired battery backup smoke detectors
- Structured wiring including CAT5 telephone & RG Quad 6 cable lines
- 240v wiring to dryer & range or gas hookup (Buyer's choice)
- Spot eyeball light over fireplace on selected homes
- 200-amp service
- Appliance allowance
- Switched keyless lights at basement
- (2) weatherproof duplex outlets, GFI protected
- Broan® exhaust fans at all bathrooms, vented to exterior, caulked and sealed

Plumbing

- power vented 50-gallon hot water heater per plan ★Energy Star
- Upgraded Mansfield, Aker and Kohler plumbing fixtures included
- Shut-off valves on all plumbing fixtures
- Water line to refrigerator for icemaker
- Hose bibbs at front and rear - (2) total
- Soaking tubs in selected homes
- Laundry hookup with washer box
- Dryer vented to exterior
- Flowguard® CPVC waterlines (or comparable)
- PVC waste pipes, vents and soil stacks

HVAC

- Carrier® high-efficiency furnace
- Carrier® 13 Seer Puron A/C unit ★Energy Star
- Carrier® digital thermostat
- Furnace check & cleaning before move-in
- 1-year return trip by technician to check furnace & A/C
- Bath fans vented to exterior
- Baked enamel flashing and valleys
- Seamless aluminum gutters and downspouts

Additional Features

- Full service in-house designer to help with selections
- Maid complete cleaning service, incl. windows (inside & out)
- Full design service w/electrician, plumber, heating contractors
- Landscaping, driveway, furniture & other move-in services available

*This is a general inclusion list and subject to changes. Different models include an array of different products. Contact sales associate for more details.

