

FTC Classic Homes

STANDARDS

Lot Improvements

- Front Yard Landscape Allowance
- 17' Wide Driveway for Double Car Garages
- 12' Wide Driveways for Single Car Garages
- Sidewalk from Driveway to Front Porch
- Fencing as Required by Subdivision Covenants
- Address Numbers Painted on Curb (Where Curbs Exist)

General Construction Features

- Strong 2 x 6 Framing on Exterior Heated Areas
- Water Resistant House Wrap
- Stucco Stop to Prevent Moisture Intrusion
- 30 Year Dimensional Shingles on Pitch Roof Style Homes
- Synthetic Stucco Finish – Reduces Visible Cracking
- Termite Protection Pre-Treatment

Plumbing Features

- NAHB Endorsed “Manablock” (or manifold type) Plumbing System – Faster Hot Water, Saves Water, Saves Energy
- Convenient Drain Cleanouts Throughout
- Backflow Protection of Dishwasher Drain
- 1 Front and 1 Back Hose Bibs with Backflow Protection

Baths

- China Oval Lavatories
- China Elongated Water Saving Commodes
- Tub and Tile Shower Surround
- Jetted Tubs & Garden Tubs – some plans
- Fully Tiled Separate Showers – some plans
- Chrome Single Lever Anti-Scald Tub Faucets
- Chrome Single Lever Lavatory Faucets

Energy Star Certifiable Energy Features

- Non-Thermal Conductive Vinyl Framed Windows with Low-E Glass which Inhibits Solar Heat Gain
- Insulated Sheathing - Reduces Thermal Leakage & Noise
- Insulated Exterior Doors on the Heated Areas
- Backing Installed on Attic Knee Walls
- Blown-in R-23 (approx.) Wall Insulation
- Blown-in R-42 (approx.) Ceiling Insulation
- House Wrap to Reduce Air Flow and Moisture Intrusion
- 94% Gas Forced Air Furnace
- 14 Seer Air Conditioning
- Sealed and Insulated HVAC Ductwork
- Duct Openings Caulked to Drywall – Reduces Air Leakage
- Air Pressure Balancing Ductwork – Allows more consistent room temperatures even with doors closed
- Natural Gas Water Heater

Interior Designer Features

- Colonist 6 Panel Doors
- 9' Wall Height

- Eggshell “Low Sheen” Paint that is Washable with second color on Trim and Doors
- Traditional Southwest Knockdown Wall Texture
- Bullnose “Rounded” Drywall Corners
- Tile Floors in Entry, Kitchen, Dining, Baths, Laundry
- Arches, Nichos, Shelves & Ledges – some plans
- Wood Shelving in All Closets & Pantry
- Laundry Room Shelving and Hanging Rod
- Stain Resistant, Plush Carpet
- Overhead Lighting in Every Room, Porch and Patio
- Choice of Lighting Packages and Color
- Choice of Door Hardware and Color
- Choice of Bath Hardware and Color

Electrical

- Wired to the Current Electrical Code
- 1 Front and 1 Back Exterior Outlets
- TV/PH Outlet in Every Bedroom & Living Area
- Ceiling Fan in Master Bedroom and Living Area
- Smoke Detectors -All Bedrooms - 120V / Battery Backup
- GFI Surge Protector in Baths, Kitchen, Garage & Outside
- Arc Fault Protectors for Bedrooms
- Wiring for Front Doorbell & Garage Door Opener
- Exhaust Fans in All Bathrooms and Kitchen

Kitchen

- Wood Cabinets Solid Oak Stiles and Doors
- Laminate Postform Countertops
- Gas Range, Range Hood, Dishwasher, Disposal
- Ice Maker Connection Behind Fridge
- Built in Pantry in most plans
- Stainless Steel Sink with Single Lever Faucet

Optional Features

- MORE CHOICES** – Here are a few but not all Options:
- Cabinet and Countertop Upgrades
 - Appliance Upgrades
 - Tank-less Continuous Hot Water Heater
 - Low Voltage Wiring Options including, Alarm System, Structured Wiring System, Audio & Surround Sound System, Projection TVs
 - Optional Front Door Styles
 - Garage Door Opener
 - Choice of Wall Texture and Paint Finishes
 - Fireplaces – Gas Direct Vent or Wood Burning
 - Electrical Options Including: Recessed Lighting, Additional Outlets, Additional Ceiling Fan Pre-wire
 - GenFlex “Energy Star” Roof on Flat Roof Style Homes – Better than the Typical Built-up Tar Roof
 - Third Party Energy Star Testing & Green Build Testing
 - ...and much more