

# FTC ESSENTIAL HOMES

## STANDARD FEATURES

### 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

- Standard 2 x 4 Framing with minimum 7/16" sheathing
- Water Resistant House Wrap
- Stucco Stop to Prevent Moisture Intrusion
- 20 Year Shingles
- 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
- Easy Care Fiberglass Tub & Shower
- Jetted Tubs and Garden Tubs – some plans
- Chrome Single Lever Anti-Scald Tub Faucets
- Chrome Single Lever Lavatory Faucets

### Model Energy Code Plus - Energy Features

- Non-Thermal Conductive Vinyl Framed Windows with Low-E Glass which Inhibits Solar Heat Gain
- Insulated Exterior Doors on the Heated Areas
- Backing Installed on Attic Knee Walls
- R-15 (approx.) Wall Insulation
- R-30 (approx.) Ceiling Insulation
- House Wrap to Reduce Air Flow and Moisture Intrusion
- Gas Forced Air Furnace
- 13 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 & C-100 or Similar Trim
- Eggshell "Low Sheen" Paint that is Washable

- Traditional Southwest Knockdown Wall Texture
- Bullnose "Rounded" Drywall Corners
- Tile Entry
- Vinyl Floors in 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 Package Color
- Chrome Bath Hardware and Brass Door Hardware

### Electrical

- Wired to the Current Electrical Code
- 1 Front and 1 Back Exterior Outlets
- 2 TV/PH Outlets
- 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 & 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 – See Sales Consultant

MORE CHOICES – Here are a few but not all Options:

- Floor Tile
- Bath Tub with Tile Shower
- Countertop
- Appliance Upgrades
- Low Voltage Options: Additional TV & Phone outlets, Alarm System, Structured Wiring System, Audio & Surround Sound System, Projection TV's
- Optional Front Door Styles
- Garage Door Opener
- Fireplaces
- Electrical Options Including: Recessed Lighting, Additional Outlets, Ceiling Fans,
- Choice of Door Hardware and Bath Hardware
- GenFlex "Energy Star" Roof on Flat Roof Style Homes – Better than the Typical Built-up Tar Roof
- 30 Year Shingle
- ....and more