



GRACE MEADOWS PROJECT SPECS

Site Preparation

- As required for footprint of home, per builder discretion
- Final grade to include slope away from home for proper drainage and code requirements

Sewer, Water, Utilities

- City of Rathdrum Sewer
- City of Rathdrum Water
- Avista Electric & Gas

Excavation

- Dig, Backfill, compaction for dropped floor crawl space
- Prep and compaction of exterior porch, patio, and walkway
- Garage slab prep to be 2-5 for top of finished slab
- Final grade after exterior concrete
- Front yard to receive topsoil for finish for sod

Foundation

- Vented Crawl space, step foundation as necessary per lot
- Possible steps from garage & patios based on topography per lot

Concrete Flatwork

- All interior/exterior concrete to be broom finished, natural gray
- Concrete driveway to garage
- 4' walkway from driveway to porch per plan
- Garage slab to be smooth finish with 2-5 slope (verify w/ subgrade)

Framing

- Exterior walls 2x6 studs @16" OC, garage walls per plan
- Interior walls 2x4 studs at 16" OC
- 9' ceilings, Upper floor to be 8' walls if applicable

- Roof manufactured engineered roof trusses, porch and patio covers per plan
- 12" closed flat soffits at gables with 16" eaves, vented at eave side
- Porch/patio soffits to be engineered wood panels w/ 1x4 smartrim at seams
- Fascia to be 5/4x8 smartrim with 2x6 subfascia
- Front porch post to be 6x6 LP box column (sized per plan)
- 10x10 covered porch

Siding

- 8" LP Siding main body, painted
- Gable and accents (per plan) of front elevation to be LP shake or board and batten painted (if applicable)
- 10" belly band at floor and / or gable transitions (if applicable)
- Smart trim corners, doors and window wraps with header
- Rough cut corbel/belly band accents on front elevation if applicable

Windows

- Pella Fiberglass windows
- Color Black
- No grids
- Patio slider per plan
- Screens provided
- Bathroom windows to be fogged obscure

Insulation

- Exterior walls R-21 batt
- Attic ceilings R-38 blow in
- Crawl Space floor R-30 (only where required)
- Garage walls R-19
- Garage ceilings R-19 blown in

Drywall

- ½" sheetrock in house, 5/8" sheetrock where required for firecode
- Skiptrowel wall texture throughout
- All square corners
- All windows drywall wrapped
- Patio sliders and closets to be full wood wrap
- Garage full drywall with tape

Roofing

- IKO Cambridge limited lifetime architectural comp shingle
- Synthetic underlayment

- Ice and water shield at eaves and valleys
- D-style drip edge at gables and eaves
- Vented ridge
- Color: Dual Black

Rain Gutters

- Full K-Style aluminum downspouts
- Color to match trim

Paint

- Interior -satin sheen latex
- Exterior- satin with two body colors and one separate trim color
- Porch/patio/roof soffits, fascia, corners, bellies, and trim to be the same trim color
- Belly Bands if applicable to be painted trim color
- Exterior doors & garage doors to be painted separate color

Floor Covering

- Laminate/LVP entry, main floor living/dining/kitchen and hallways, Bathrooms and Laundry
- Carpet in bedrooms, stairs, and upper living room/hallways (if applicable)

Tile

- Full Tile Kitchen Backsplash
- 3x5 Mudset Master Shower with 16x16 niche, Frameless Shower Glass door

Appliances

- Range- 30" freestanding -stainless steel
- Microwave drawer- stainless steel
 - Stainless Hood above range
- Dishwasher – stainless steel

Interior Doors and Trim

- Interior doors - Craftsman 3-panel solid core, paint grade, standard height
- Case – 3" flat profile w/ eased edge, MDF Painted, same size header as case
- Base – 5 1/4" Flat profile with eased edge, MDF Painted
- Bypass closet doors full wood wrap
- All windows drywall wrapped
- All Exterior man doors to have deadbolts
- Fire door to be fiberglass painted
- HVAC closet doors in garage to match interior doors, fully trimmed if applicable

Hardware

- Pamex style lever handle sets w/ square escutcheon
- Atlas Avalon house numbers
- Schlage Century entry handle set with keyed deadbolt main entry
- Master Bath – One TP holder, one Towel Ring, 2 Towel Hooks
- Guest baths – One TP Holder, one bath towel bar, one hand towel bar
- Powder baths – One TP holder, one towel ring
- Bath hardware to be matte black
- Bypass door pulls Pamex 3 1/8 pull
- Cabinet Hardware Matte Black Square
- Doorbell Deltana 2 1/4" round
- All exterior man doors to have deadbolts
- Black metal railing (if applicable)

Shelving

- Open wire shelving in nickel finish in master bedroom with adjustable hanging system
- Closets & pantry to have standard open wire shelving in nickel finish

Mirrors & Shower Doors

- Each bath vanity mirror to be width of countertop, mounted 4" above countertop, mirror 42" tall
- Slim Line Matte Black Frame Detail
- Clear Frameless shower door in master shower – Matte Black

Exterior Doors

- Main Entry 3/0 6/8 Fiberglass painted
- Sidelights per plan, part of window package
- Fire door to be fiberglass painted
- Patio sliders provided per plan

Cabinets

- Maple cabinets, shaker style, stained or painted and lacquered
- 42" uppers, flat across w/ 3 1/2" flat crown
- All drawers slab front
- Blind corner for lower corner cabinets (if applicable)
- Bathrooms to be matching full height
- Refrigerator cabinet alcove with 37" opening
- 1/2 bath gets base cabinet (if applicable)
- Trash Pullout beside sink
- Laundry room sink to have base cabinet

- Laundry to have 36" uppers above washer/dryer
- Soft close doors and drawers
- Cabinet hardware matte black

Countertops

- Quartz or Granite Countertops throughout with undermount sinks
- 4" matching quartz or granite backsplash in bathrooms & laundry
- Kitchen sink to be single bowl stainless steel
- Lavatory sinks to be white, square undermount & provided by plumbing supplier
- Laundry room sink to be stainless steel

Plumbing

Kitchen

- Single Stainless steel undermount sink
- Moen Sleek pull down in matte black 2" hole
- Garbage disposal, switched from airswitch, Matte black
- Water line with shut off for refrigerator

Master Bath

- 3x5 mudset master shower with 16x16 niche
- Moen Genta matte black fixed shower head
- Sink to be square white porcelain, undermount
- Vanity fixture to be Moen Genta matte black, single handle
- Toilet to be elongated, comfort height
- 60" Freestanding Tub with Moen Genta Matte Black Tub Filler

Guest Bath(s)

- Fiberglass Tub Insert in white
- Moen Genta matte black fixed shower head
- Sink to be square white porcelain, undermount
- Vanity fixture to be Moen Genta matte black, single handle
- Toilet to be elongated, comfort height

½ Bath (If applicable per plan)

- Base cabinet
- Sink to be square white porcelain, undermount
- Vanity fixture to be Moen Genta matte black, single handle
- Toilet to be elongated, comfort height

Laundry

- Base cabinet
- Sink to be stainless steel, undermount
- Vanity fixture to be Moen Genta matte black, single handle
- 36" uppers above W/D

Exterior

- Two exterior hose bibs, location determined by builder
- Water lines to be polyethylene tubing, except service line
- All waste & vents to be ABS-DWV plastic pipe
- Tankless gas water heater provided by HVAC, connected by plumber
- Location of all fixtures TBD by builder unless specifically noted
 - *Builder may at builder's sole discretion substitute equal or similar fixtures*

Electrical – Wired to code requirements to include following:

- Panel location to be per Avista requirements
- Service to be 240-volt, 200 amp
- 4 can lights in kitchen (location TBD by electrician)
- 4 can lights in great room (location TBD by electrician)
- 4 can lights in rear covered patio (location TBD by electrician)
- 2 can lights on front covered porch (location TBD by electrician)
- 1 can light over master shower
- 1 can light above guest shower
- 2-4 can lights in loft/bonus room (if applicable)
- 2 pendant lights over kitchen island
- Prewire for TV/Cat5 to central lowvolt location
- All positioning of fixtures TBD by electrician unless specifically noted
- Full AC
- Standard doorbell

- Light Fixture Allowance at Homestyles to be \$2,500

HVAC

- 95% efficient gas forced air furnace
- AC: Lineset and coil
- Gas to Range
- Gas to Tankless Water Heater
- Gas to furnace
- Gas to fireplace
- Standard vent fans (location TBD by HVAC)
- Tankless gas water heater provided by HVAC, installed by plumber

Fireplace

- 36" square gas fireplace with logset, black reflective liner
- Surround to be tile or stone up to mantle
- 5.5"x8" reclaimed mantel

Masonry

- Garage to have cultured stone wainscoat up to 42" with returns 12" back

Garage Door

- Wayne Dalton Contemporary Panel – Painted
- Garage door opener with Wifi Genie
- No Windows

Landscaping

- Front yard sprinklers and sod
- Concrete edging with rock beds
- 10 shrubs/plants with one street tree

Warranty

- 2-10 Home Buyers Warranty

Availability of certain items in this list may be restricted due to specific floor plans, building codes, and construction requirements. Conditions beyond LH Homes control may affect pricing and availability of the products on this list. Certain upgrades may require payment in full prior to start of construction. Prices subject to change without notice. Please speak with an LH Homes representative for further questions

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