



## 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)
- Covered porch (size varies per plan)

### 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
- Patio slider per plan
- Screens provided
- Bathroom windows to be privacy

### 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
- Santa Fe 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 -GE Café stainless steel
- Microwave drawer- stainless steel
  - Stainless Hood above range
- Dishwasher – GE Café stainless steel

## Interior Doors and Trim

- Interior doors - solid core, paint grade, standard height
- Case – 3" flat profile w/ eased edge, MDF Painted, same size header as case
- Base – 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

- Lever handle sets w/ square escutcheon
- Floating house numbers (color TBD)
- 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
- Cabinet Hardware Matte Black
- Doorbell Deltana 2 ¼" round
- All exterior man doors to have deadbolts

## Shelving

- MDF built in shelves and hanging in master closet
- 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
- 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
- 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 base cabinet
- Laundry to have 36" uppers above washer/dryer
- Soft close doors and drawers

## 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

## Plumbing

### Kitchen

- Single bowl stainless steel undermount sink
- Pull down faucet 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
- Matte black fixed shower head
- Sink to be square white porcelain, undermount
- Vanity fixture to be matte black, single handle
- Toilet to be elongated, comfort height
- 60" Freestanding Tub with matte black Tub Filler

## Guest Bath(s)

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

## 1/2 Bath (If applicable per plan)

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

## Laundry

- Base cabinet
- 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
- 1500-1700sqft home – 16 recessed can lights
- 1800-2100sqft home – 18 recessed can lights
- 2200-2500sqft home – 20 recessed can lights
- 2600-3000sqft home – 22 recessed can lights
- 3100-3600sqft home – 24 recessed can lights
- Pendant lights over kitchen island (varies per plan)
- Prewire for TV/Cat5 to central lowvolt location
- All positioning of fixtures TBD by electrician unless specifically noted during electrical walk
- Full AC
- Standard doorbell
- Light Fixture Allowance at Homestyles to be
  - 1500-1700sqft home – \$1,900
  - 1800-2100sqft home – \$2,100
  - 2200-2500sqft home – \$2,300
  - 2600-3000sqft home – \$2,500
  - 3100-3600sqft home – \$2,700

## 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 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" wood mantel

## Masonry

- Exterior (if applicable per plan)
- Fireplace stone or tile up to mantle

## Garage Door

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

## Landscaping

- Front yard sprinklers & hydroseed
- Concrete edging with rock beds
- 8-10 shrubs/plants with one street tree

## Warranty

- 2-10 Home Buyers Warranty (third party)

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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