

# 2023 Timberland Specifications

## Exterior

- ❖ Wind Zone II Construction
- ❖ 6" Centerline Walls with CFC Centerline Seal
- ❖ 2" x 8" Floor Joists 24" on Center
- ❖ 2" x 6" Exterior Walls 24" Center
- ❖ 3/4" Tongue & Groove OSB Floors - Nailed
- ❖ Thermo Ply Structural Sheathing Wrap
- ❖ Ring Shank Nailed Roof Decking
- ❖ 25-Yr. Algae Resistant Shingles-Nailed
- ❖ Weatherwatch Waterproof at Eaves & Valleys
- ❖ Cobra Ridge Venting System
- ❖ Nominal 8' Sidewall Height
- ❖ Cathedral Ceiling Throughout
- ❖ R-30 Roof; R-11 Wall; R-11 Floor Insulation
- ❖ Sealed Air Distribution System & Return Air
- ❖ Mighty Man Door & Window Construction
- ❖ Vinyl Lap Siding – Double 4 Profile - Nailed
- ❖ Vinyl Window & Door Trim – Front Door Side Only
- ❖ White Vinyl Exterior Corners
- ❖ Low E, Insulated Glass Vinyl Windows
- ❖ 36" Fiberglass Inswing Front Door w/Lever Handle & Deadbolt Lock\*
- ❖ Atrium Inswing Rear Door w/ Lever Handle & Deadbolt
- ❖ Keyed Alike Locks (except Sliding Doors)
- ❖ Pex Water Lines System
- ❖ Shut Off Valves Sinks & Toilets
- ❖ Single Dormer Elevation\*

## Interior

- ❖ Residential DuraCoat Ceiling
- ❖ Seamless Drywall Throughout
- ❖ Premium Flat Latex Interior Paint
- ❖ Take Away Carpet w/Rebond Pad – Ship Loose
- ❖ Luxury Vinyl Tile-Entry, Kitchen, Baths & Utility\*
- ❖ Deluxe Cove Throughout except Closets/Pantry
- ❖ Painted 2 1/4" Baseboard – Throughout
- ❖ Painted Waterfall Door & Window Trim
- ❖ Wood Window Sills w/Apron - Drywall Areas
- ❖ Mini-Blinds Throughout
- ❖ Three-Panel Interior Doors w/ Levers
- ❖ Three-Panel Bi-Pass Closet Doors\*
- ❖ Ventilated Closet Shelving
- ❖ Painted Cornices – LR, DR, Kit
- ❖ Decorative Board Close-up
- ❖ Baseboard Door Stops

## Electric & Utility Room

- ❖ 200 AMP Service
- ❖ First Level Pendant Lights over Bar/Island\*
- ❖ Nailed On Electric Boxes where applicable
- ❖ USB Port Charging Station - Kitchen
- ❖ 4" LED Can Lights T/O\* – per plan
- ❖ Washer Dryer Hookups
- ❖ Exterior Receptacle By Back Door
- ❖ 30 Gal Water Heater w/ Pan
- ❖ Whole House Water Shut-Off Valve – Model Specific
- ❖ LED Lights Utility Room, Pantries, & Walk-In Closets
- ❖ In-Ceiling Return Air Ducts – where applicable

## Kitchen

- ❖ Stainless Steel Whirlpool Electric Range (Coil Burner)
- ❖ Stainless Whirlpool 18 CF Refrigerator w/ Icemaker
- ❖ 8" Stainless Steel Sink w/ Gooseneck Faucet
- ❖ Full Tile Backsplash Behind Range
- ❖ Nominal 6" - 8" Ceramic Backsplash
- ❖ Laminate Countertops w/ Crescent Edge
- ❖ (2) Bank of Drawers
- ❖ Chalkboard & Backpack Water Heater Panel on select models
- ❖ 4" Block Edging on Island Countertops\*

## Cabinet System

- ❖ Full Overlay Durabuilt Painted Wood Shaker Doors
- ❖ Bar Pulls on Cabinet Doors/Drawers
- ❖ Hidden Cabinet Door Hinges
- ❖ 3/4" Cabinet Stiles & Finished Bottoms
- ❖ 3/4" Fully Adjustable Shelf in Overhead
- ❖ 2" Crown Molding on OH Cabinets
- ❖ Cabinet Doors at Range Hood & Refrigerator Cabinet
- ❖ Designer Island w/ Framed Island/Bar Wall\*
- ❖ 36" High Base Cabinets in All Baths
- ❖ Laundry Cabinet/Shelves Utility Room\*

## Baths

- ❖ Nominal 6" to 8" Ceramic Backsplash- M.Bath
- ❖ Nominal 6" to 8" Ceramic Backsplash – Guest Bath
- ❖ Deluxe Shower Arm & Shower Head M.Bath
- ❖ Single Lever Faucets and Rectangular China Sinks
- ❖ Clear Glass Shower Door - Master Bath (except models w/ Full Bench Seats get Clear Glass Doors)
- ❖ Framed Mirror w/ Ledge - Master Bath
- ❖ Ceramic Tile Wall w/ 2 Accent Rows-Master Bath Shower
- ❖ Fiberglass Tub/Shower in Guest Bath(s)
- ❖ (1)Bank of Drawers – Master Bath\*

## Service & Protection Plan

- ❖ 5 Year Coverage Plan
- ❖ On-Site Home Completion & Customer Care Inspection

12.05.22