



PRAIRIE  
HEIGHTS

# STANDARD FEATURES & SPECS

NORTON | HOMES



## GENERAL CONSTRUCTION

- 9' poured foundation, vaulted and 9' main floor ceilings
- Knockdown 5/8" drywall ceilings
- 2x6 exterior wall construction, 7/16" OSB wall and roof sheathing, house wrap
- Engineered floor trusses, 18"-24"
- Foundation waterproofing, draitile interior and exterior, sump basket with pump
- Passive radon mitigation system
- Black address number

## CONCRETE FLATWORK

- Concrete stoop, sidewalk (Staring model)

## INSULATION

- R-20 batts in walls, R-49 blown attic, R-10 foundation walls, R-20 closed cell foam on rim, garage walls R-19 batts

## EXTERIOR

- LP SmartSide siding and trim, prefinished colors
- Aluminum soffits and fascia
- 6" T&G knotty cedar porch ceiling, clear coated
- Tamko Heritage 30-year asphalt shingles
- Trex Enhanced Basic decking, black Westbury aluminum railing on deck, no stairs
- Gutters in select areas

## WINDOWS/EXTERIOR DOORS (EXCEPT FRONT DOOR)

- Windsor Pro, vinyl maintenance-free, white exterior and interior, noise-rated
- Screens for all operable windows

## GARAGE

- Short or long panel steel, insulated doors with windows
- Garage walls and ceiling fire-taped
- Sheetrock returns on windows
- One garage door opener on double stall with keypad and two remotes
- Cedar stairs and railing to mudroom

## APPLIANCES

- Allowance \$8,700: Double ovens, 36" gas cooktop, dishwasher, 36" French door fridge, drawer microwave, 300 CFM exterior vented, custom wood hood, front loading washer and gas dryer with stacking kit

## ELECTRICAL/LOW VOLTAGE

- 200 amp service
- Outlets and switches per code
- Two garage outlets
- Exterior outlets per code
- Lighting fixture allowance \$4,000
- 35 recessed can lighting allowance
- Low voltage/security pre-wire \$2,000 allowance – wiring terminates to mechanical room panel
- Conduit from mechanical room to attic for future satellite TV
- Rough-in for electric car charger in garage

## HVAC

- 96% high-efficiency gas furnace, humidifier, single stage A/C and air exchanger
- Gas dryer rough-in and vent
- Bath fans in all bathrooms
- Separate HVAC zones and a thermostat on each floor (one wi-fi controlled)

## FIREPLACE

- Heat & Glo SL-7 with clean face, black front and remote
- Enameled mantel
- Stack stone to mantel height

## PLUMBING

- 60/40 stainless undermount kitchen sink with disposal
- White, oval, undermount sinks in bathroom vanities
- Delta Lahara chrome fixtures
- Comfort height, elongated toilets in master and powder bathrooms
- Drop-in utility sink in laundry
- Stand-alone master tub
- Rough-in lower level bar
- Water line to kitchen fridge
- Two exterior water spigots
- 1" copper irrigation line stub out
- 50-gallon electric water heater

## BATH ACCESSORIES (TOWER BARS, PAPER HOLDERS, TOWEL RINGS)

- \$350 allowance

## HARDWOOD FLOORING

- Prefinished, 3/4" solid wood flooring
- Allowance: \$8.64/sf

### MILLWORK/DOORS

- 8' stained fir front door with 3-point lock and sidelights
- 8' solid core Masonite one panel, enameled doors on main level, 6'-8" doors lower level
- Steel fire-rated door from garage to mudroom
- Square casing 4-1/4" top and bottom, 3-1/4" sides, primed and enameled on site
- Ankle walls on stairs with enameled skirt boards and cap
- Enameled newel posts, straight metal balusters, stained poplar handrail
- Schlage accent chrome door levers

### CUSTOM CABINETS

- Enameled wood, paint grade
- Mission style doors, one panel
- 42" uppers with crown
- Custom wood vent hood over cooktop
- Garbage pullout in kitchen
- Slip in linens per plan
- Main floor bar (Mitchell and Bryant models), no sink
- Soft-close drawers and doors entire house
- 8' tall cabinets in kitchen

### COUNTERTOPS

- Level 0-1 quartz and level 1-3 granite with 4" backsplash
- Laminate tops in laundry

### SHELVING ALLOWANCE: \$900

- Shelving for closets and pantry

### PAINTING

- Up to 3 colors of Sherwin Williams flat latex, premier plus, 2 coats

### TILE & CARPET

- Tile floors in mud room, all baths, custom tile showers, kitchen backsplash
- Staggered patterns in backsplash and master bath floor, all others straight
- Custom tile shower over 1/2" Durock on shower walls in master bath
- Fiberglass shower stall in lower level bath
- 1/2" Durock under tile floors
- Tile and fireplace stack-stone material allowance: \$4,000
- Carpet allowance: \$33/yard installed, 8lb pad and labor

### INTERIOR GLASS

- Sheet glass mirrors in baths
- Semi-framed door on master shower, chrome

### DESIGNER TIME

- Up to 20 hours for selections

### DRIVEWAY

- Asphalt

### LANDSCAPING

- Standard landscaping including sod, irrigation, shrubs, yard trees – per association standards and city tree replacement plan

### OPTIONAL FEATURES

- Four-season porch with deck (Mitchell and Bryant models)
- Powder room with shower (3/4 bath)
- Lower level wet bar along wall with bar island
- Lower level concrete patio (WO lots only)
- Open to below stairs (Mitchell model)
- Many other options available



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