

Autograph Series

Standard Specifications Included in The Autograph Series

1. Nine foot ceilings on main floor
2. Building Permit Submittal Service
3. 24" Foundation including hardware & pump truck
4. 4" Concrete Garage floor slab allowance
5. "Exterior Concrete Pkg": Front porch per plan, sidewalk to driveway or 4'x20' max., 20' driveway apron and patio per plan. (Max 3 risers) Sloped lots may require wood decks and/or additional concrete at additional cost.
6. 2" X 6" exterior stud walls 16" OC
7. Fascia Board
8. Gutters & Downspouts
9. Insulation per code requirements
10. House wrap on exterior walls
11. 2" X 4" interior stud walls 16" OC
12. ¾" tongue and groove sub flooring
13. Engineered Floor system stacked on top of foundation – "Heat Pump Ready".
14. Engineered roof truss system (max 30 psf snow load)
15. 30 year Architectural comp roof w/ridge venting (max 70 mph wind load)
16. Fiber Cement lap siding on all 4 sides.
17. T&G Porch soffit with post & beam wrap. Enclosed soffits on all sides.
18. All windows have standard picture frame wrap
19. 2 Exterior weatherproof electrical outlets
20. Vinyl Low-E windows with screens
21. Front Entry Door 6-panel textured white fiberglass with doorbell
22. Raised panel insulated metal garage door(s) with transom windows
23. 36" manufactured Fireplace with tile surround and flush hearth (ex. Canterbury)
24. Plumbing rough-in and finished per plan.
 - a. Kitchen:
 - i. Stainless steel double bowl sink
 - ii. Moen Chateau Chrome w/spray
 - iii. Icemaker box for future hook-up
 - b. Bath:
 - i. China round lavatory sinks
 - ii. Moen Chateau Chrome faucets
 - c. Tubs/Shower:
 - i. White fiberglass w/tile look
 - ii. Moen Chateau chrome faucets
 - d. Toilets:
 - i. White porcelain w/Bemis seats
 - e. Laundry:
 - i. Washer box with hammer arrests
 - f. Exterior:
 - i. (2) Two frost free hose bibs
25. Electrical rough-in to code, 200-amp svc, 3 phone, 3 TV, and 6 recessed cans with trim at kitchen, garage pre-wired for garage door opener.
26. Decorator light fixture package (choice of 2 colors) with carriage lights at garage (if applicable)
27. Heating system includes centralized gas furnace.
28. Drywall and Texture complete with orange peel finish on walls, and ceilings, garages fire taped to code..
29. Paint
 - a. Interior paint one color washable flat
 - b. Exterior Paint – Up to 3 colors per diagram
30. Birch recessed panel cabinets at kitchen and baths w/30" uppers
31. Millwork with 6 panel white interior doors, and embossed base, casing, windows with sill & apron
32. Standard door hardware with choice of 3 finishes
33. Floor Coverings:
 - a. Vinyl areas: Kitchen, Bath, Entry and Utility
 - b. Carpet areas: Living Room, Family Room, Dining Room, Bedrooms, Stairs and Halls
34. Counter Tops
 - a. Laminate: All Kitchen, & Bath, counters includes wood edging & wood backsplash
35. Mirrors, shower doors on shower only stalls, and white wire closet shelving per plan
36. Final construction cleaning of home before move in
37. Standard chrome bath hardware
38. Kitchen Appliances (GE or equivalent) including dishwasher, microwave hoodfan, and free-standing range.

Not Included In Our Base Price

1. Cost of Land
2. Costs associated with higher snow load or wind load requirements
3. Foundation height above 24" and/or pony walls
4. Utility Hookups (i.e. permanent Electric, Gas, Water, Septic or Sewer)
5. Utility Fees during Construction (electric, etc.)
6. Site Work – Clearing, grading, foundation dig/backfill, Utility Trenching, Erosion Control, Infiltration, Sewer/Septic Install, etc.
7. Permit Fees (Building, Water, Sewer)
8. Exterior Landscaping
9. Debris Removal
10. Portable Toilet (during construction)
11. Alarms and Fire Sprinklers, if required
12. Upgrades (available through our Design Center)
13. Applicable travel or distance fees
14. Washington State Sales Tax

Stanbrooke
CUSTOM HOMES

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Important Notes:

Included items are subject to change depending upon home and customer requirements.

Prices are subject to change without notice. "Not Included" items can be added as Allowance Items per customer's request for loan purpose. The customer will pay for any expenses over allotted allowance at time services are complete. Permit costs are the responsibility of the customer; however we will file the permit with the city/county for you. Upgrades can be included in the total purchase price for loan purposes or paid for in cash by the customer at time of order. All house components may be exchanged with other brands of equal or greater value at the sole discretion of Stanbrooke Custom Homes, Inc.

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