

# Memories Collection

## Standard Specifications for The Memories Collection

1. Engineered House Plans and Building Permit Submittal Service
2. 24" Foundation including hardware & pump truck
3. 4" Concrete Garage floor slab allowance
4. Wood landing & steps as required by code
5. 2" X 6" exterior stud walls 16" OC
6. Fascia Board
7. Gutters & Downspouts
8. Insulation per code requirements
9. House wrap on exterior walls
10. 2" X 4" interior stud walls 16" OC
11. ¾" tongue and groove sub flooring
12. Engineered Floor system stacked on foundation
13. Engineered roof truss system (max 30 psf snow load)
14. 30 year comp roof w/ridge venting (max 70 mph wind load)
15. Fiber Cement lap siding at all 4 sides weatherproofed to code
16. Fiber Cement panel porch soffit with post & beam wrap. Open soffits elsewhere.
17. Front windows have standard picture frame wrap
18. 2 Exterior weatherproof electrical outlets
19. Vinyl Low-E windows with screens
20. Front Entry Door 6-panel textured white fiberglass with doorbell
21. Raised panel 7' metal garage door(s)
22. 34" manufactured Fireplace with tile surround and flush hearth (Except Belvedere 1 and Brunswick plans)
23. 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/Showers:
    - i. White fiberglass w/tile look
    - ii. Moen Chateau chrome faucets
  - d. Toilets:
    - i. White porcelain w/ seats
  - e. Laundry:
    - i. Washer box with hammer arrests
  - f. Exterior:
    - i. (2) Two frost free hose bibs
24. 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.
25. Decorator light fixture package (choice of 2 colors) with carriage lights at garage (if applicable)
26. Heating system includes wall-mounted electric zone heating with timed whole house ventilation fan
27. Drywall and Texture complete with orange peel finish on walls, and ceilings, garages fire taped to code at warm wall only.
28. Paint
  - a. Interior paint one color washable flat
29. Birch recessed panel cabinets at kitchen and baths w/ 30" uppers
30. Millwork with 6 panel white interior doors, and embossed base, casing, windows with sill & apron
31. Standard door hardware with choice of 3 finishes
32. Floor Coverings:
  - a. Vinyl areas: Kitchen, Bath, Entry and Utility
  - b. Carpet areas: Living Room, Family Room, Dining Room, Bedrooms, Stairs and Halls
33. Counter Tops
  - a. Laminate: All Kitchen, & Bath, counters includes wood edging & wood backsplash
34. Mirrors, shower doors on shower only stalls, and white wire closet shelving per plan
35. Standard chrome bath hardware
36. Preliminary Site Assessment
37. 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. Final Cleaning of home before move in
11. Exterior Painting
12. Alarms and Fire Sprinklers, if required
13. Portable Toilet (during construction)
14. Upgrades (available through our Design Center)
15. Applicable travel or distance fees
16. Washington Sales Tax

**Stanbrooke**  
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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 substituted with other brands of equal or greater value at the sole discretion of Stanbrooke Custom Homes, Inc.

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