



# LOOKOUT PASS

## STANDARD FEATURES

### Distinctive Architecture

- ◆ Timeless architectural styles
- ◆ Low maintenance vinyl and stucco exteriors (per plan)
- ◆ 30 year architectural roof shingles
- ◆ Carriage Style Garage Doors with windows and hardware
- ◆ Decorative carriage lights
- ◆ Inviting covered front porches and entries
- ◆ Beautiful insulated fiberglass entry door
  - ◆ Won't Rust
  - ◆ Won't Dent
  - ◆ Won't Warp
  - ◆ Won't Split
- ◆ Full pre-finished rain gutters and downspouts
- ◆ Front and rear freeze-less faucets and safety protected electrical outlets

### The Beauty Within

- ◆ Welcoming entries with Benchmark Vinyl flooring
- ◆ Two Panel Arched Smooth interior doors
- ◆ Bathroom Vanity with Framed Mirrors and Upgraded Lighting
- ◆ Kwikset brushed nickel lever door handles
- ◆ Executive style baseboard with pencil trim and door casings
- ◆ Distinguished two tone paint
- ◆ Santa Fe textured drywall finished walls with rounded corners
- ◆ Vaulted entry, living room, family room and kitchen (per plan)

### Functional Elegance

- ◆ Plush carpet with 6lb pad
- ◆ Walk in master closets
- ◆ Cabinet knobs for style and convenience
- ◆ Versatile wall outlet with USB Charging Ports in kitchen
- ◆ Laminate counter tops with china lavatories
- ◆ *Moen*® chrome plumbing fixtures throughout
- ◆ Ceiling Fan at Master Bedroom for Comfort and Efficiency
- ◆ Dependable Pex Plumbing Branch System (Water Disbursing Manifold Optional)
- ◆ ½ HP Garage Opener with Remotes and Keyless Entry

### Kitchens Designed for Cooking

- ◆ Rustic Alder Cabinetry
  - Staggered Uppers with Crown Molding
  - Dual drawer guides
  - Concealed, adjustable hinges
  - Adjustable shelves
  - Kitchen cabinet knobs
- ◆ Elegant recessed lighting
- ◆ Laminate surface countertops with stainless steel sink
- ◆ Stainless Steel *Whirlpool*® Appliance Package
  - Self Cleaning Electric Range
  - Energy Star Dishwasher
  - Microwave above Range
- ◆ *Moen* kitchen faucet with side vegetable sprayer
- ◆ Durable food waste disposal-1/2 h.p.
- ◆ Generously functional pantries and storage
- ◆ Benchmark Vinyl flooring in entry, kitchen, and nook
- ◆ Water line rough-in to refrigerator

### Energy Saving Standard Features

- ◆ 95% + efficient furnace
- ◆ "NEST" The Learning Programmable Thermostat
- ◆ Outlet gaskets on all exterior electrical boxes to reduce air infiltration
- ◆ High Efficient, quick recovery, energy rated Water Heater
- ◆ Energy Star Compact Fluorescent
- ◆ Blown fiberglass insulation; BIBS (Blown-in Blanket System)
  - R-45 at ceilings
  - R-23 exterior walls
  - R-11 basement wall batts
  - R-38 at living areas above garage and cantilevers
- ◆ Dual Glaze, Thermally insulated Low "E" Windows
- ◆ 2x6 Exterior walls
- ◆ Foam sealing at exterior & interior wall penetrations
- ◆ Well insulated exterior doors
- ◆ Bath fans with looped ventilation
- ◆ Attic and soffit ventilation to cool attic in summer heat

The information contained herein is for informational purposes. Features, designs and prices are subject to change without notice. This information does not imply a contractual obligation by any party.



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### Peace-of-Mind Structural Features

- ◆ Floor system I-joists minimize squeaks and increase strength
- ◆ Full 7/16" OSB sheathing at all exterior walls
- ◆ 24/32" (3/4") OSB-tongue & groove flooring, glued & rink shank nailed
- ◆ Bracing clips at roof sheathing improves strength
- ◆ Wood backing at towel bar locations
- ◆ Gravel under basement slabs
- ◆ Garage floor doweled into foundation & driveway slab to prevent settling and slab separation
- ◆ Steel mesh in driveways increases slab integrity and reduces separation cracking
- ◆ Heavy scoring at exterior concrete to minimize random cracking
- ◆ Zip-strips in basement floors to control cracking
- ◆ Continuous grade beam under garage door to provide structural integrity
- ◆ 3" pipe under driveway for future sprinkler pipe crossing
- ◆ Windows set with caulk & moisture barrier to minimize moisture infiltration
- ◆ Step-flashing to increase "ice-creep" protection
- ◆ Water & Ice Shield at all roof valleys

### Personally Yours

Your home can be made "Personally Yours" by selecting from a large variety of personalized upgrades and features:

- ◆ Great front doors make a great first impression-Add leaded glass
  - ◆ Custom select a unique hardware package for the home
  - ◆ Choose from a wide array paint colors for interior walls
  - ◆ Try maple, alder or wrought iron stair railings to personalize your home
  - ◆ A variety of styles and finishes are available for bath and plumbing fixtures
  - ◆ Select special cabinet door styles, wood species and finishes to add your own personal touch
  - ◆ Appliances are a great way to upgrade the kitchen-see our selection of *Whirlpool and Kitchen Aid* products
  - ◆ Holiday light pre-wiring makes decorating easier
  - ◆ Select from a wide array of floor coverings-Carpet, wood, laminate, vinyl, tile or slate
  - ◆ Add a Manabloc water dispersing system
- Personalized Features can be added to the majority of standard plans at an increase to the base purchase price.

### Mountain Vista Advantages

- ◆ Design consultation to help make the house, your home
- ◆ Home warranty coverage and written home maintenance schedule
- ◆ Four formal buyer orientations to keep communications and expectations consistent