



# Angel Home Solution

## Renton Homes Sample Specifications

### Exterior Features

#### **Lumber**

Floor Joists	Manufactured "I" joists or dimensional lumber per engineering.
Sub floor	3/4" T&G wafer board glued with construction adhesive and nailed.
Exterior Studs	2x6 std or better H/F.
Exterior Sheathing	7/16 OSB wafer board (2 layers required for sound reduction).
Interior Studs	2x4 std or better H/F.

#### **Roof**

Trusses	Manufactured engineered trusses per plan.
Sheathing	7/16 OSB wafer board (2 layers required for sound reduction).
Shingles	30 year Architectural composition.

#### **Siding**

Front Walls	Cement fiberboard lap siding (details vary per plan).
Front Gables	Hardshake or 7/16 LP with 1x2 batts (board & batt).
Rear & Sides	Cement fiberboard lap siding and/or T1-11 panel siding.
Corner Boards	4" primed white wood.
Belly Band	Primed white wood in front only (details vary per plan).
Window Trim	Primed white wood in front only (details vary per plan).

#### **Doors**

Front Door	Single 3/0 x 6/8 paneled fiberglass door with glass at top.
Rear Door	Vinyl sliding glass door or a single 2 panel 1/2 light door.
Garage Door	1 – 16' x 8' Steel raised panel overhead door.

#### **Windows**

Windows	White vinyl as per code (upgraded glass for sound reduction code).
Grids	Varies.
Screens	All opening windows and sliding door.

#### **Paint**

\*Exterior surfaces will get 1 coat of paint or stain as below. Some light paints may require 2 coats, which will result in an extra charge.

Exterior Walls	Sherwin Williams flat latex.
Exterior Trim	Sherwin Williams flat latex.

#### **Patio**

\*8x10 or equivalent S.F. of exposed aggregate concrete.

\*Site geography may require us to build an exterior wood porch of the equivalent size.

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## Driveway, Garage Slab, and Walkways

Driveway	Exposed aggregate the width of garage opening.
Walkways	Exposed aggregate as per plans & site requirements.
Garage Floor	Smooth finish concrete.

## **Landscaping**

Front	Sod, trees, shrubs as per landscape designer.
Sides & Rear	Not included. Straw may be required due to erosion control efforts.

## Interior Features

### **Plumbing**

Kitchen	1 –8” stainless sink. Chrome pullout faucet. Garbage disposal. Ice maker water box.
Powder Room	1- Pedestal sink. Dual lever chrome faucet. Toilet with seat and a chrome lever.
Main Bathroom	1 –20x17 oval porcelain white sink. Simulated tile fiberglass tub/shower insert. Chrome faucet. Single control chrome faucet for tub/shower. Toilet with seat and a chrome lever.
Master Bathroom	2 –20x17 oval porcelain white sinks. Dual lever brushed nickel faucets. Simulated tile fiberglass shower insert. Fiberglass soaking tub. Brushed nickel shower faucet. Roman brushed nickel soaking tub faucet. Toilet with seat and a chrome lever.
Laundry Room	Specialty PVC box for washing machine hookups.

## Electrical/Wiring

Cable Outlets	3 included.
Phone Outlets	3 included.
Security System	Not Included.

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## Heating and Air Conditioning

Furnace	Natural gas forced air furnace.
Hot Water	40-gallon elec. tank.
Fireplace	None.
Air Conditioner	Not included.

## **Insulation**

\*Shall be installed to comply with local building codes.

Exterior Walls	R21
Ceilings	R30 (10" thickness)
Vaults	R38
Floors	R30

## **Drywall**

Walls & Ceilings	Thickness as per code.
Material	Gypsum board.
Finish	Light dash texture.
Corners	Square corners.

## Interior Finish Features

### **Entry Foyer**

Floor	Laminate plank flooring.
Molding	2-1/4" embossed base & case.
Light Fixture	Builders standard spec.
Window Trim	Sill & apron embossed trim.
Paint	Sherwin Williams flat latex.

### **Hallways**

Floor	Stain resistant carpet with 6# pad.
Molding	2-1/4" embossed base & case.
Window Trim	Sill & apron embossed trim.
Paint	Sherwin Williams flat latex.

### **Kitchen**

Floor	Laminate plank flooring.
Molding	2-1/4" embossed base & case.
Light Fixture	Builders standard spec.
Cabinets	Shaker style per color selection with crown molding.
Counter Top	laminated countertop
Back Splash	Ceramic tile.
Paint	Sherwin Williams flat latex.
Appliances	Sink w/disposal, Dishwasher, Elec. Range with a Micro Hood. Black or White is standard color.

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# Angel Home Solution

## Family Room

Floor Stain resistant carpet with 6# pad.  
Molding 2-1/4" embossed base & case.  
Window Trim Sill & apron embossed trim.  
Paint Sherwin Williams flat latex.

## Powder Room

Floor Laminate Plank flooring.  
Molding 2-1/4" embossed base & case.  
Hardware 1-T.P holder, 1-towel ring.  
Paint Sherwin Williams latex eggshell.

## Den

Floor Stain resistant carpet with 6# pad.  
Molding 2-1/4" embossed base & case.  
Window Trim Sill & apron embossed trim.  
Paint Sherwin Williams flat latex.

## Master Bedroom

Floor Stain resistant carpet with 6# pad.  
Molding 2-1/4" embossed base & case.  
Window Trim Sill & apron embossed trim.  
Light Fixture Builders standard spec.  
Paint Sherwin Williams flat latex.  
Closet Shelving 1 row of white wire shelving around the perimeter.

## Master Bath

Floor Vinyl.  
Tub Deck None.  
Cabinets Flat panel per color selection.  
Counter Top Laminate with ceramic tile backsplash.  
Light Fixture Builders standard spec.  
Molding 2-1/4" embossed base & case.  
Window Trim Sill & apron embossed trim.  
Hardware 1-T.P holder, 1-24" towel rack, 1-towel ring.  
Paint Sherwin Williams latex eggshell.

## Main Bath

Floor Vinyl.  
Cabinets Flat panel per color selection.  
Counter Top Laminate with a tile backsplash.  
Molding 2-1/4" embossed base & case.  
Window Trim Sill & apron embossed trim.  
Hardware 1-T.P holder, 1-24" towel rack, 1-towel ring.  
Paint Sherwin Williams latex eggshell.

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# *Angel Home Solution*

## **Hallways**

Floor	Stain resistant carpet with 6# pad.
Molding	2-1/4" embossed base & case.
Window Trim	Sill & apron embossed trim.
Light Fixtures	Builders standard spec.
Closet shelving	White wire shelving stacked per plan.
Paint	Sherwin Williams flat latex.

## **Bedrooms**

Floor	Stain resistant carpet with 6# pad.
Molding	2-1/4" embossed base & case.
Window Trim	Sill & apron embossed trim.
Light Fixture	Builders standard spec.
Closet Shelving	1 row of white wire shelving.
Paint	Sherwin Williams flat latex.

## **Stairs**

Handrail	Stained/painted to match millwork attached to wall.
Railing	½ wall with cap.

## **Hardware**

Light Fixtures	Brushed Nickel.
Door Hardware	Brushed Nickel.