

## CAPTIVA Standard Features

### ALL MODELS & ALL SUBDIVISIONS

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#### STRUCTURAL & SAFETY:

- Lot specific engineered 9' wall foundations with perimeter drain, backfill mechanically compacted per geo-technical engineer's requirements
- Struc-Sure 10 year Structural Warranty on foundation system
- Engineered structural framing plan, TJI floor joists and trussed roof where possible, basement walls void framed
- Aquapex plumbing system and water lines
- Copper wiring (GFI outlets at kitchen, baths and garage), fully integrated smoke alarm system, dead bolt locks on exterior entry doors

#### EXTERIOR FEATURES:

- Exciting architecture with alternate elevation choices and individualized color selections, liberal amounts of masonry on front elevation, concrete back patio, front and rear lighting
- Vinyl windows with Lo-e glazing & grids on front elevations; skylights & solar tubes per plan
- Solid Knotty Alder front door with weather strip, full light sidelights (per plan), Oil Rubbed Bronze handle
- 2 or 3 car garage, 25 gauge steel overhead garage door(s) with operators and side service door
- Primed textured hardboard lap siding and composite trim, painted with high quality latex paint
- 30 year Duration asphalt shingles over 30 lb felt, pre-colored seamless gutters & down spouts
- Frost free hose bibs and weatherproof outlets (2 each)

#### ENERGY EFFICIENCY & COMFORT:

- Built Green Builder with certificate given to Buyer at closing
- Electronic ignition 90% efficient furnace, gas fireplace with wall mounted electric ignition, 50 gallon energy efficient gas hot water heater
- Insulation: R-38 flat ceilings, R-30 vaulted ceilings and cantilevers, R-13 walls, full memory foam caulk around all windows, urethane foam seal at exterior penetrations, continuous poly vapor/air barrier
- Vinyl windows with Lo-e glazing & grids on front elevations; skylights & solar tubes per plan
- Day/night programmable thermostat

#### CONVENIENCE:

- Separate laundry room with white laundry tub & faucet
- Home run wired outlets for cable TV and phone
- PVC pipe under drives and walks for future landscaping

#### KITCHENS:

- Spacious, designed with maximum storage including either a cabinet style or walk-in pantry, unobstructed countertop space with full height backsplash at range
- Granite Slab Countertops at Kitchen with stainless steel undermount sink & Moen Extensa stainless steel faucet
- Quality "Alpine" Alder cabinetry with durable finish
- GE (black appliances) self-cleaning electric range, space saver microwave, pot scrubber dishwasher, ice maker line to refrigerator space

#### MASTER SUITES:

- Spacious (some plans have sitting areas) with efficient walk-in closets
- Five piece master bath includes Jacuzzi Brand jetted tub, spacious master shower with clear glass door, double vanities, privacy water closet

#### QUALITY INTERIOR:

- Creative floor plans with dramatic spaces, vaulted and unique ceiling treatments, creative art niches and accent plant shelves (per plan)
- Drywall surfaces primed before texture (Knock down) is applied.
- White Painted trim with Ultralite profile, Colonist painted doors with Commonwealth Oil Rubbed Bronze Handles
- Solid fir handrail, balusters and newels, attractive fireplace finish with tile facing, raised panel alder cabinets at kitchen and baths.
- #2 solid Hickory or Oak floor at entry, kitchen & nook, wide variety of carpet (approx. 32-33 oz weight), tile floor in master bath, & nice selection of vinyl flooring for secondary baths & laundry (includes underlayment)
- Ceramic tile bath surrounds and kitchen & bath back-splashes, Formica & Wilsonart counter top selections with wood edge to match cabinets
- Moen Oil Rubbed Bronze plumbing fixture/faucet package with pedestal sink in powder bath (per plan)
- Allowance for Oil Rubbed Bronze stylish light fixtures
- Floor plans include flexible use spaces; pre-designed options and easy select upgrades

#### CUSTOMER EASE & COMFORT:

- Long standing relationship with suppliers and trade delivering high quality product in a timely manner
- Passive radon mitigation system
- On-Q home wiring system in basement
- Walk-thru approval and orientation before closing
- 30+ years building in Northern Colorado
- Satisfied customers

*NOTE: All features are subject to change without notice.*