



# OLYMPIA HOMES

*Building Quality and Elite Community for Over Two Decades*

## GENERAL SPECS

- 9' or 10' +/- basement ceiling, 10' first floor ceiling, 9' second floor ceiling.
- Poured concrete walls and footings engineered for steel placement and size.
- Slab poured on gravel bed with wire mesh and poly barrier, rebar in spread footings per engineer.
- "Dry Dog" waterproofing on sub grade walls with ten year warranty.
- Continuous French drain around all sub grade walls.
- 6" aluminum gutters with 4" downspouts per ACC.
- Concrete patio under the deck per plan at basement.
- Decks per plan tiled and steel railing.
- Day light area maximized in all basements per plan/lot and zoning requirement.
- 2X6 stud walls in basement with solid blocking.
- "Trust Joist" type engineered wood floor system and beams in all floors.
- "Advantech" ¾" engineered flooring.
- "Tyvek" exterior house wrap.
- "Hardisoffit" cornice (cement/fiberglass).
- "Slate"/ "Spanish half barrel" roof system (light weight concrete) with LIFE TIME warranty.
- Two year warranty on labor on roof system.
- "Paver" driveway system with boarder.
- "Paver" walkways with boarder.
- Steel exterior door (half glass) in basement where possible.
- ROT PROOF brick mold and sills on all exterior doors and windows.

## INTERIOR SPECS

- 42" or 36" wood burning /gas fireplaces per plan.
- Hand carved stucco mantels in great room and keeping room.
- Tray ceiling in dining room, foyer, family room master and where provided per plan.
- 12" base board and cap in main level, 3 1/4- 4 ¼ casings on all doors and windows.
- Phone, receptacles, and vacuum outlets located in baseboard on main level.
- 8' solid masonite doors in main level, 6'.8" doors the rest of the house.

- Multi piece crown molding on main level where applicable.
- Hardwood on all common areas on main level and hallways on the second level.
- Garage walls wainscoted to 36".
- Garage floors done with "premier floor finish".
- Insulation is fiberglass, blown in ceiling.
- Security system rough in.
- Vacuum system rough in.
- Phones and cable in all bed rooms plus four other locations.
- Sherwin Williams/ Duran paint (oil base on trim).
- Hardware is available in several finishes with door hinges to match at an additional cost.
- Pre wire for home theater (if provided per plan) for most projectors and 7.1 stereo sound systems.
- Wide granite selection from level A with standard eased and ¼ round edging.
- Melamine closet systems in master closets.

## **EXTERIOR SPECS**

- Brick, stone, hard stucco, hardi shake and panels on four sides of the home according to plan.
- Operative windows are double hung, tilt sash, insulated and low E.
- 8" front door steel/wood.
- Rot proof brick mold and sills on all windows and doors.
- Customized garage doors.
- Automatic garage door openers.
- Exterior Sherwin Williams/Duron paint.
- Four side Bermuda sod and irrigation.

## **PLUMBING SPECS**

- Rough in for full bath in the basement.
- Under mount "Amerisink" in kitchen and all vanities.
- Two 50 gallon gas water heaters
- Hot water circulating system rough in.
- All copper supply lines with PVC vent pipes and cast "drops" between floors.
- Three or four hose bibs per plan.
- "Americast" tubs in secondary baths.
- Delta faucets in all baths. Various finishes are available.

## **ELECTERICAL SPECS**

- 300-400 amp service in two panels.
- Placement of all receptacles per code.
- 30 standard can lights included.
- Cove lighting in dining, foyer, master bedroom, family room per plan.
- Sconces where needed.

## *HEATING AND COOLING SPEC*

- Amana systems.
- Space guard filters on all systems.
- 90% efficiency.
- 13 seer air conditioning.
- Digital programmable thermostats.
- Gas line for outdoor grill under the deck.

