These features are included in every home we build.

So sharpen your pencil, shop other builders and see how the rest of the world measures up. Because the more you know, the better we look.

Little Mountain Homes, Inc.

	Little Mountain Homes	Other Builders
Excavation and Foundation		
• Property rough graded; disturbed areas backfilled and finish graded.	•	
• 8 foot poured concrete "brick texture" basement is our standard! Poured concrete is 2-1/2 times stronger than a masonry block foundation and provides a clean "finished" appearance.	•	
• Two rows of #4 bar & 3,000 PSI concrete reinforces the footer construction under the foundation.	•	
• 4" Perforated tile is installed inside and outside the footer (code only requires outside footer tile).	•	
• 1/2" Re-rod is installed vertically every 8' and horizontally every 2' inside the 3,500 PSI poured concrete.	•	
• Masonry Seal MSP-1 foundation waterproofing system with R-5 thermal resistant insulation board provides a LIFETIME WARRANTY against water penetration of the foundation.	•	
• Glass block windows with vents provide safety & added insulation protection.	•	
• Fill sand used in the garage provides superior compaction as a base for concrete floor (often existing soil on site is used).	•	
• Re-rod is placed in the garage floor & tied into the foundation to reduce surface cracking.	•	
Energy Efficiency		
• Double Pane insulated low-E, Argon filled, vinyl windows with 3/4" insulated thermo break glass feature internal grids on all windows & tilt-in for easy cleaning.	•	
• 90+% Efficiency gas furnace and 50 gallon power vent high efficiency hot water tank for quick recovery.	•	
• R-38 insulation ceiling; R-13 sidewalls.	•	
• Cobra ridge vents & continuous-vented soffits.	•	
• R-5 thermal resistant insulation board is extended to the top of the exposed foundation on all living areas and is protected by INSOLCOVER™, a high-impact resistant plastic panel that serves as a weather shield, providing an insulation value of R-5 to your foundation!! (The industry standard does not provide for any insulation of this exposed area).	•	
• Full Air Reduction Package, which seals any exterior or interior opening and prevents the exchange of conditioned and unconditioned air inside the home.	•	
• All windows are taped and insulated with non expandable foam to eliminate heat loss and moisture infiltration.	•	
• All interior bath walls, laundry walls & plumbing waste lines insulated for sound deadening.	•	
• Housewrap provides a protective layer under your home's siding and resists air infiltration and water intrusion.	•	
Framing and Exterior		
• 2" X 4" Framing with 1/2" OSB sheathing strengthens the home's exterior, reduces exterior noise transmission & provides greater wall permeability.	•	
• Weyerhaeuser Structurewood Edge Gold® OSB sub floor won't delaminate and is protected from moisture retention.	•	
• Raised panel insulated steel garage door.	•	
• Two-car dry-walled garage, finished and textured with concrete floor, electrical outlet, overhead door pre-wired for remote opener.	•	
• Concrete sidewalk & driveway.	•	
• Alside® maintenance-free vinyl siding, soffit and fascia in choice of colors. Front shutters (per plan).	•	
• Maintenance-free aluminum gutters and downspouts in choice of colors.	•	
• Therma-Tru® insulated steel exterior doors.	•	
• Stone to grade on the front of foundation enhances curb appeal.	•	
• 240 pound 3-dimensional fiberglass & asphalt shingles provide a limited lifetime warranty.	•	

Electrical, Plumbing, Mechanical

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• Two frost proof hose bibs.	•	
• China lavs and water closets.	•	
• Moen® Brantford washerless faucets.	•	
• Double-bowl stainless steel kitchen sink with garbage disposal.	•	
• Clarion® one-piece molded fiberglass tub enclosure and showers (per plan).	•	
• Soaking tub with ceramic tile surround (per plan) in master bath.	•	
• Wall mounted laundry tub; hookups for washer & dryer; dryer vent.	•	
• Two outside electrical receptacles.	•	
• Smoke detectors on all floors.	•	
• Pre-wiring for three cable TV & three phone outlets.	•	
• Decorative light fixtures throughout.	•	
• Walk-in closets wired for lights (per plan).	•	
• 200 Amp. Electric service with copper wiring and circuit breakers.	•	
• Great Room and Master Bedroom are wired and braced for ceiling fans.	•	
• All bedrooms are wired for ceiling lights.	•	
• All bathrooms are furnished with exhaust fans (code specifies only that those without windows must have exhaust fans).	•	
• 13 seer central air conditioning.	•	

Interior

• Oak, hickory, birch or maple kitchen cabinetry and bath vanities.	•	
• Custom laminate countertops with backsplash in kitchen and all baths.	•	
• Dishwasher and range hood. All range hoods (or optional microwave/range hoods) are vented to the exterior.	•	
• Chrome towel bars and paper holders.	•	
• Full mirrors above all bath vanities.	•	
• Hardwood, wood-look laminate or ceramic tile foyers. Armstrong® or Mannington® vinyl flooring in dinette, kitchen, baths & utility rooms. Wall-to-wall carpeting (& pad) in several styles and a variety of colors.	•	
• Direct vent fireplace with tile or stone facing, gas logs installed, oak or painted mantle & five recessed mantle lights.	•	
• Two coats of Sherwin-Williams® premium velvet matt or ICI Dulux® pro-premium velvet matt (primer & finish).	•	
• Textured ceilings throughout.	•	
• Ventilated shelving in closets, laundry room and pantry (per plan).	•	
• Painted MDF trim throughout.	•	
• Six panel masonite or two panel arched masonite interior doors.	•	
• Door-locks keyed alike with Dexter® interior and exterior door hardware.	•	
• Deadbolts on all doors, sliding patio doors include floor locks.	•	
• Brushed nickel or polished brass door hinges and door knobs.	•	

Customer Service

• Professional cleaning prior to move-in.	•	
• Want to make a change? We'll listen to your needs and changes won't necessarily cost you extra! We encourage you to personalize your home!	•	
• ALL CONSTRUCTION COSTS (design, blue prints, site plans and permits) ARE INCLUDED!	•	