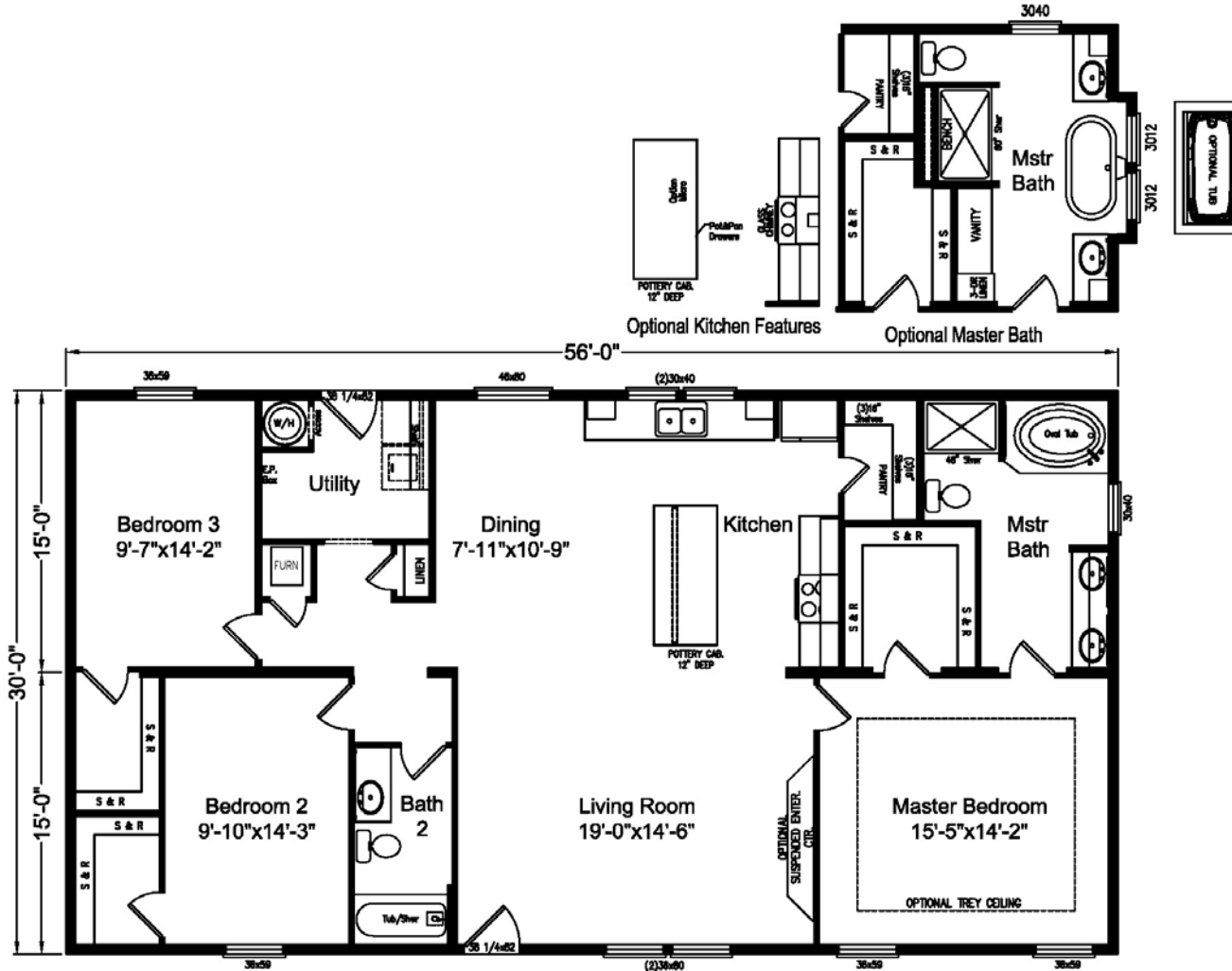




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Urban Homestead



Urban Homestead

Model AD30563H

Approx. 1680Sq. Ft.

- 3 bedrooms, 2 baths
- Walk-in bedroom closets
- Utility room
- Optional Kitchen and Master Bath upgrades

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American Dream Standard Features

Exterior		Kitchen/Appliance/Utility	
Item	Description	Item	Description
Siding	Allura Panel Fibercement- Lap & Board Batt FDS	Kitchen Sink	7" Deep Stainless Steel Double Bowl
Siding Underlayment	House Wrap	Kitchen Faucet	Chateau Chrome Single Lever Moen
Trim	3.5" Allura Fibercement	Kitchen Sink Front	Fixed Drawer Front
Fascia	7.5" Allura Fibercement	Shut Off Valves	All Fixtures & Whole Home
Soffit	HardiSoffit Cedarmill	Range	Black Freestanding Electric
Roofing	Architectural Shingles	Range Ventilation	Black Broan Vertical Range Hood
Roofing Underlayment	Sythetic	Refrigerator	Black 18cf Top & Bottom Frost Free
Windows	Vinly Frame Low-E Dual Glazed; 80" in LR	Over Refrigerator	Shelf & Surround
Front Door	36" Six-Panel with Horizon above	Water Heater	Rheem 40 Gal Electric
Rear Door	36" Six-Panel	Water Heater Access	Access Storage Shelves
Exterior Floor Decking	Stained Wood- per print	Utility Plumbing	Plumb for Washer Single Lever Gate Valves
Hose Bib	Optional	Special Plumbing	Plumb for Icemaker
Dormer	Standard per plan	Gas Lines	N/A
Energy/Structural		Electrical	
Item	Description	Item	Description
Frame	I-Beam Chassis	Mainpanel	200 Amp Electrical Service
Axles	Recycled Tires	Switches	Rocker Type
Floor Joist	2x6 16" OC or 2x8 16" OC on 14' or Wider Floors	Light Bulbs	LED Bulbs Installed
Floor Decking	19/32 OSB Tongue & Groove	Entry Lights	White Wall Mount Jelly Jar
Exterior Walls	2x6 16" OC / 102" High Flat Ceiling	Closet Lights (Walk-in Size)	4" Recessed LED Can Light
Interior Walls	16" OC @ Marriage Line 24" OC All Others	Wall Light	Optional
Roof Trusses	24" OC	Dining Room Lights	Rectangle Chandelier
Roof Pitch & Load	3/12 Pitch 30# Tall Flat Ceiling	Morning Room Lights	Single Pendant light per plan
Eaves & Overhangs	12" 27 Wide Plans, 10" 30 Wide Plans	Kitchen Area Lights	(4) 6" Recessed LED Can Lights
Ceiling	Flat	Kitchen Sink Light	6" Recessed LED Can Light
Insulation	R40-R21-R38 (Ceiling - Walls - Floor)	Island or Bar Lighting	(2) Pendants Over Island Per Plan
Heating	EB-15F Electric Furnace*	Utility & Hall Lights	4" Recessed LED Can Light
Duct System	Insulated Graduated Fiberglass	Bathroom Light	Bathroom Lights Per Plan
Heat Registers	In Line	Bedrooms Lights	Overhead Ceiling Light 2 Bulb Metro
Air Return	Over Door	Fan (Wire)	Optional
Cross Overs	Flex Ducts	TV Jack (Plate & Conduit)	Optional
Ventilation	Baths & Whole Home	Phone Jack (Plate & Conduit)	Optional
Air & Vapor Barrier	Sill Seal with Spray Vapor Barrier	Freezer (Wire)	Optional
Crawl Space	N/A	Dryer Hookup	Wire 220V
Attic Access	N/A	GFCI Recept	(1) Exterior per plan
		Safety	Smoke Detectors
Décor		Master Bath	
Item	Description	Item	Description
Window Coverings	Plant Built Wood Valances	Tub / Shower	48" 1-piece Shower With Door (N/A 48' Plans)
Blinds	Metal Miniblinds Throughout	Tub / Shower Faucet	Single Control Anti-Scald Diverter
Carpet	Take Away	Tub	Leisure w/Mirror Above (N/A on 48' Plans)
Pad	7#, 7/16" Thick Rebond Carpet Pad	Lavy	China Sink With Overflow (2ea 56' & 66' Plans)
Vinyl Flooring	Kitchen, Utility, Dining, Morning*, Entry & Baths	Lavy Faucet	Single Handle Lavy Faucets
Tile Flooring	Optional	Toilet	Elongated Bowl
Laminate Flooring	Optional	Mirror	Trimmed Mirror Above Sink
Accent Paint	None	Hardware	Chrome Towel Bar & Tissue Holder
		Cabinet	Bank of Drawers
Interior		Bath 2	
Item	Description	Item	Description
Drywall Finish	Textured & Painted Prism White	Tub / Shower	60" 1-piece Fiberglass Tub/Shower Combo
Drywall Corners	Square Including Windows w/Wood Sill	Tub / Shower Faucet	Single Control Anti-Scald Diverter
Marriage Line Close-Up	Textured Beam Close-Up	Lavy	China Sink With Overflow
Cabinets	Durabilt 42" With Adj. Shelves & Shadow Box	Lavy Faucet	Single Handle Lavy Faucet
Cabinet Doors	Picture Frame Alkorcell	Toilet	Elongated Bowl
Cabinet Pulls	Satin Silver Knobs	Mirror	Trimmed Mirror Above Sink
Countertops	Wilsonart Laminate, HD Island & Tub Base	Hardware	Chrome Towel Bar & Tissue Holder
Counter Edge	Wilsonart Laminate, Crescent Edge Island, Tub Base		
Backsplash	Stacked Ceramic Tile T/O, Accent Tile Behind Range		
Interior Doors	White Raised Panel		
Interior Door Hardware	Satin Silver Levers		
Door Trim	#356 2 1/4" White Door Casing		
Baseboards	#625 2 1/4" Baseboard Vinyl Areas Only		
Ceiling Cove	Optional		
Closet Shelving	Wood With Dowel Rod		
		Other	
		*Homes under 1,000 SQ Ft to use 10KW furnace	
		American Dream Features	12" Plant Built Valance T/O Except Living Room
			Living Room 8" Plant Built Valances
			Accent Tile Behind Range Kitchen
		Build To	
		HUD INCLUDING 2014 AMMENDMENTS	
		Master bath includes soffit w/can lights per plan	
		2024 Estar Version 2.0	
*Morning Room, Breakfast Room, Nook, or Eat In Kitchen Areas per print.			
Revised Date:4/1/24		Due to our continuous improvement process standards may change without notice.	