



Spartan Standards

****Anything below in green font is included with Spartan Standards. These Items are either not standard to the industry or an upgrade for MOST other builders****

Sub-contractors- We ensure that our subcontractors are properly licensed and insured for the work they are performing. We keep the same subcontractors job after job, and year after year. We don't chase the lowest pricing ourselves. We hire quality so we can promise quality. Most of our subs and vendors have been with us for over 10 years. Some much longer

Energy – Our homes are all built and certified to meet [NGBS](http://WWW.NGBS.com/whyitsbetter) certified SILVER level- which means our Homes are designed and constructed to be healthier, more comfortable, have lower operating costs, more durable, require less maintenance and be part of the sustainable Lifestyle

WWW.NGBS.com/whyitsbetter

Drafting, site plans, permitting, third party engineering are all included.

Clearing- each lot is evaluated, and all excavation and clearing is included.

Driveway- a gravel driveway is included per the site plan. Asphalt drives are optional.

Concrete and waterproofing

- All homes have shrink swell soil reports to ensure all home start with a solid footing.
- [high performance dimpled membrane that uses our exclusive Air-gap Technology to ensure your basements stay dry and last longer.](#)
- Interior foundation drainage system connected to sump crock.
- Poured Concrete Foundations using 9-foot-tall concrete walls standard instead of 8-foot tall.
- (Basement Optional) per plan
- Exterior elastomeric Waterproofing
- Concrete front lead walks, per lot conditions
- [Concrete porches, stoops, and steps as per plan](#)
- Drainage and Radon mitigation
- Exterior foundation drainage system required by code.
- [Under slab vapor barrier connected to sump crock and passive radon mitigation thru the roof installed](#)

Termite protection

- [Bora Care Termite protection you can see the difference.](#)

Fireplace

- [42" gas fireplace with blower per plan](#)

- Stained mantel per plan

Framing

- $\frac{3}{4}$ " sub floor ([Advantek](#)) with Advantek glue on TJI floor system
- [Upgraded engineered I-joist floor system](#) designed using a computer modeled proprietary rating system to ensure a stiffer floor preventing the bounce and rattling often experienced with code-minimum floor systems.
- Extra Support under islands and fireplaces
- All stick wall Framing 16" O.C. using advanced framing techniques to help be more effective and energy efficient as these techniques allow usage of more insulation.
- Engineered roof trusses with increased heels to maximize the thickness of ceiling insulation over exterior walls.
- 12" overhangs (all sides) per plan

Plumbing

- [Moen](#) vanity Faucets with double handles. Master bathroom has 8 inch spread faucets.
- Constant pressure well pump system (to get away from pressure fluctuation of standard pressure tank installs)
- [Navian tankless propane water heater](#), with [recirculation loop for quicker hot water delivery](#)
- Elongated bowl, comfort height toilets (ADA)
- Sterling Ensemble Tubs (which are deeper and wider than normal) tub surrounds are Tile.
- Garbage Disposal with eco shot for drainfield.
- Kitchen faucet w/pull out)
- Brushed Nickel finish on all faucets.
- Frost-free hose bibs (2)
- Whole house in line sediment filter
- Glass shower door in Master Bathroom per plan

HVAC

- HVAC system designed for specific homes and lots.
- High efficiency HVAC unit zoned for each floor.
- HVAC equipment is located within conditioned space for better access and energy efficiency when possible.
- 14 Seer electric Heat Pump w/ variable speed fan, all figured on computer modules.
- Cold air returns or jumper ducts added for better air flow to help alleviate hot or cold rooms or corners of homes.
- Bath fans over commodes

Insulation

- R-49 attic insulation over conditioned areas when possible
- R-15 in all exterior framed walls of conditioned areas
- Air Infiltration Package

Appliances

- The Whirlpool appliances package includes Frost Free Refrigerator w/ ice and water in door, built-in microwave w/hood fan & light, pot-scrubbing dishwasher Median grade allowance included.
- Flat Top, self- cleaning range
- Vented range hood

Electrical

- Electrical outlets are installed to have approx. 25% more than code.
- Upgraded Progress Lighting Package
- Structured wiring w/ 5 phone and 5 TV Jacks to structured Panel Box
- 2 Ceiling Fans included in standard light package.
- ceiling fan light combo included on rear porches.
- Overhead light in all bedrooms ready for future ceiling fans
- Smoke detectors in all bedrooms, (CO2 w/ gas appliances per code)
- Recessed light over kitchen sink and above showers and tubs
- recessed in the Great room and kitchen areas.
- Outside GFI Outlets (2)
- 1 TV plasma box in Great room

Windows and Exterior Doors

- Low E Argon Filled, double hung top of line Vinyl windows, tilt in for easy cleaning, Energy star rated.
- Custom Craftsman fiberglass front door can be stained or painted.
- Water fronts have casement windows on the rear as a standard.
- Lever (French) door handles for ease of opening (Brush Nickle Finish)

Flooring

- Engineered hardwood in main areas,
- Upgraded flooring and tile packages.
- Tile Tub/shower walls
- Upgraded Carpeted bedrooms with upgraded carpet pad,
- tiled bath and laundry floors,

Paint

- Living Walls 1 paint color chosen from Sherwin Williams. Some darker colors may incur a price change.
- Ceilings Bright White
- Trim and Doors Bright White
- All wall and ceiling paint is low VOC and flat sheen.
- Trim and doors are Low VOC semi-gloss sheen.

Interior Doors and Trim

- Oversized 5.25-inch Baseboard, 3.25-inch casings.
- Trimmed window returns with all 4 sides trim and lower windows receive a stool and apron.
- Choice of interior hollow core door styles
- Clipped trim corners to correspond with rounded drywall corners.

Stairs and Railing

- Stained Oak Handrails (Per Plan)
- Carpet grade stairs included, and stain grade can be priced out.

Drywall

- Garages finished like rest of house and painted.
- Bullnose corner bead.

Cabinets and Countertops

- Upgraded 42" wall cabinets or staggered design with Soft Close (Crown and Light Rail Inc.)
- 3 door styles of with solid Maple Cabinet Doors
- Level A Granite in Kitchen and all bathroom tops with undermount sinks.
- Trash can drawer
- Raised Vanities with soft close doors and drawers.
- Dovetail Drawers
- Pulls and/or handles installed.

Roofing

- Lifetime Architectural Hi-Def [GAF Roof Shingles](#)
- Ridge Vent
- Ice Shield

Exterior Colors and Finishes

- [Upgraded vinyl siding w/ architectural corner trim.](#)
- Low Maintenance fascia and soffits
- Wide window trim OR vinyl shutters on front of home (per plan)
- Paint exposed foundations.
- seamless Gutters with commercial size downspouts
- Exterior Stonework per plan

Overhead Garage Doors

- 8-foot-tall garage doors instead of 7 foot tall
- Garage door opener w/2 remotes and keypad
- Insulated garage door.

Decking and Screened-In Porches

- Trex Select decking w/ hidden clip installation with RDI powder coated railing systems instead of pressure treated decking and rails.

Landscaping

- seeding & straw of disturbed areas.
- soils tested for PH and lime and fertilizer applied.