

**Otero Signature Homes Standards**  
**\$165/ Square Foot**



**Exterior**

- Large garage 8'x18' and 8'x9' and with openers and keyless entry
- Insulated garages with insulated overhead garage doors
- Welcoming exterior in-direct lighting, time clock controlled
- Alside vinyl siding and aluminum soffits, gutters, and downspouts
- High quality Owens Corning or Elk 30-year high definition dimensional roof shingles
- GFCI electrical outlets on every elevation of home
- Pella Low-E argon-filled aluminum clad wood-casement windows
- Tape and seal of all exterior windows to prevent air leaks
- Ice and water shield around the perimeter and valleys of the house
- All exterior wall 2x6 dimensional lumber
- 30 lb felt underlayment on roofs

**Interior**

- Signature ceilings with warm, indirect lighting in master bedroom, dining room, and kitchen
- Beautiful arched soffits in transitioning spaces
- Elaborate column millwork
- Ornate wrought iron railings with hardwood caps
- Luxurious blend of hardwood flooring, plush carpeting and porcelain tile throughout
- Stunning custom kitchen cabinetry and granite countertops
- Spacious walk-in closet in master bedroom with custom shelving
- Oversized whirlpool tub in master suite
- Custom double shower in master suite with porcelain tile and glass door
- High Density Insulation - R21 2x6 Walls
- Professional Grade Appliances
- Decora Style Electrical Switches
- All drywall is glued and screwed to prevent nail pops

**Structural and Mechanical**

- Your choice of 13 course masonry or 9 foot concrete basement walls
- 1/2" exterior sheathing, 5/8" Roof Sheathing, 3/4" T+G OSB subflooring
- Tyvek house wrap over sheathing
- Engineered structural steel beams with well-positioned support posts
- Properly-sized high efficiency water heater with fast recovery
- York or Carrier pilot-less, 96% efficient, variable-speed furnace
- York or Carrier 16 SEER high-efficiency central air unit
- Geothermal HVAC (Optional)
- Multi-zone Honeywell temperature control capabilities (optional)
- 200 amp panel service
- Generous lighting allowance
- Cat-5 cabling and Coax cable available throughout, and home security
- Quality copper plumbing throughout
- Continuous footers with turned up and turned down rebar for added strength
- Extensive use of rebar in poured foundations and masonry block foundations
- Interior and exterior perforated drain tile
- 20 year basement waterproofing warranty
- R-10 2" rigid insulation on exterior foundation walls
- All subfloors are glued and nailed
- Hot and cold hose connections with slop sink standard in garage
- Basement Plumbing Rough In
- Moen fixtures used throughout
- Option of tankless water heaters
- All ductwork is taped to prevent leaks
- R-38 ceiling insulation

\*The above items are for illustrative purposes only and are not part of any contract. Each project is individually designed and contracted to the owner's personal specifications.