

Otero Signature Homes Standards
\$130/ Square Foot



Exterior

- Large garage 7'x16' and 7'x8' and with openers (keyless entry optional)
- 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
- Alside Low-E argon-filled Vinyl windows
- Tape and seal of all exterior windows to prevent air leaks
- Ice and water shield around the perimeter and valleys of the house
- 15 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 drywall column details
- Ornate wrought iron railings with hardwood caps
- Luxurious blend of hardwood flooring, plush carpeting and porcelain tile throughout
- Stunning kitchen cabinetry and granite countertops
- Spacious walk-in closet in master bedroom with melamine shelving
- Whirlpool tub in master suite
- Custom shower in master suite with porcelain tile and glass door
- High Density Insulation - R15 2x4 Walls, R19 2x6 Walls
- Energy Star Rated Appliance Package
- Toggle Electrical Switches
- All drywall is glued and screwed to prevent nail pops

Structural and Mechanical

- Your choice of 13 course masonry or 8 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, 92% efficient
- York or Carrier 13 SEER high-efficiency central air unit
- Multi-zone Honeywell temperature control capabilities (optional)
- 200 amp panel service
- Generous lighting allowance
- Cat-5 cabling and Coax cable available throughout
- Quality Pex 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-5 2" rigid insulation on exterior foundation walls
- All subfloors are glued and nailed
- Hot and cold hose connections standard in garage
- Basement Plumbing Rough In (Optional)
- Moen fixtures used throughout
- Option of tankless water heaters
- All ductwork is taped to prevent leaks
- R-32 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.