




Cross Creek Homes Standard Features

From the foundation to the roof, our homes are built using products chosen because of their exceptional quality. Each of our homes have the same high quality standard features. Our team uses these standards to ensure your dream home meets your expectations.

 This symbol indicates the use of a high efficiency, low energy products or procedure.




Foundation

- Concrete footers with 8 foot poured concrete foundation
- Waterproofing on all basement areas 
- Footer drain tile from foundation to the sump pump
- Sump pump with check valve
- 4 inch concrete basement and garage floor on 4 inch bed of gravel
- Garage over dig backfilled with gravel
- Full basements




Structural

- Steel I beam construction
- Engineered joist
- 3/4 inch tongue & groove OSB sub floor (glued/sanded/screwed)
- 2x4 wall studs with double top plates 16 inch on center
- 7/16 inch OSB structural wall sheathing
- Engineered roof trusses 24 inch on center
- 2x6 wood sub fascia
- 7/16 inch roof sheathing with 15 lb. felt paper

HVAC

- High efficiency 95% plus gas furnace 
- Exhaust fans in bathroom vented to outside
- Central air conditioning 13 seer 
- Digital thermostat 
- Media filter space


Insulation

- Air infiltration sealant package 
- Exterior wall insulation; R-15 batt for 2x4 walls and R-19 batt for 2x6 walls 
- R-49 blown ceiling insulation 

Electrical

- 200 amp service (or larger) per plan
- Copper wiring and circuit breakers
- Smoke alarms on all levels and bedrooms
- Garage door outlet with opener and keypads
- Pre-wire for 6 phones and 6 cable TV outlets (amount may vary per plan)
- GFI outlets in kitchen and baths
- Weatherproof GFI outlets at front and rear on exterior
- Washer/dryer connections
- Lighting fixture allowance; satin, nickel or oil-rubbed brass (per plan)
- Wiring for bedroom ceiling lights
- Wiring for ceiling fans in Master Bedroom and Great Room
- 110 outlet for gas range and dryer
- 110 outlet for microwave
- Coach lights provided at garage and entry doors

Plumbing

- 50 gallon high efficiency electric hot water tank 
- CPVC water lines with PVC pipe drains (or equal)
- Front and rear hose bibs
- Hot and cold water in garage
- 3/4 inch water lines in and out of hot water tank
- Dishwasher installation
- 1/2 horse power garbage disposal

Exterior

- 6 panel steel, insulated front door with (sidelights per plan) 25 year Limited Warranty
- Silver Line® insulated vinyl windows with Low-E glass with screen (Lifetime Limited Warranty) 
- Grids on front windows (per plan)
- 6 foot sliding patio doors (per plan)
- Aluminum/vinyl soffit and fascia (per community)
- Vinyl siding Lifetime Limited Warranty 
- Oversized wood wrapped porch posts (per plan)
- Insulated steel raised panel overhead garage door with opener & keypad
- EIK or GAF dimensional shingles, 30 year Limited Warranty Ridge vent with shingle cap 
- Galvanized metal valleys
- Shutters on front windows (per plan)

Interior

- Complete painting and staining
- Custom painted walls
- Custom stained trim (per selections)
- Complete flooring package
- Custom trim package
- Wood windowsills with skirt board
- Oversized railings and stairways
- Solid Masonite paneled doors
- Satin nickle or oil-rubbed door hardware
- Deadbolts on exterior doors
- Wire organizer shelving in closets
- Knockdown textured ceiling throughout
- 1/2 inch drywall at 24 inch on-center ceiling framing
- 9 foot high ceiling on first floor (per plan)
- Garage drywalled and painted
- Shoe mould at hard surfaces

Baths

- 4 foot fiberglass shower with glass door (per plan)
- 5 foot soaking tub (per plan)
- China drop-in sink with Delta single lever faucet
- Delta pressure balance tub and shower faucet
- Elongated water closets
- 40 inch tall mirrors (per plan)
- Ceramic wall tile to ceiling

Kitchen

- Custom Armstrong cabinets with large variety of fronts
- Laminated countertops with beveled edges and ceramic splashes
- Crown molding on kitchen cabinets (dovetail drawers)
- Lazy Susan at corner base cabinet (per plan)
- Single lever faucet and flexible sprayer
- Pantry cabinets (per plan)
- 8 inch deep Sterling stainless steel sink

Fireplace

- 42 inch direct vent with custom mantle (per plan)

Procedures

- Pre-construction buyer/builder conference
- Pre-electrical walkthrough
- Regular on-site inspection (by builder)
- All local, city, or municipal code inspectors
- Pre-settlement inspection
- 12 month inspection
- Dumpster on job site during construction
- Final clean before closing

Warranties

- 1 year BIA warranty
- 20 year waterproofing basement limited warranty
- All manufacturer warranties passed onto buyer