

**The Oros Standard**

- 10' ceiling first floor
- 10' ceiling basement
- 9' ceiling second floor
- 8'-0" doors first floor, 7'-0" second floor
- Concrete window wells with full size windows
- Brick driveways and patios
- Fully landscaped, with irrigation system
- All 4 sides Brick and Stone
- True Stucco dormers
- ½" CDX Fir Plywood exterior wall construction
- ¾" Fir underlayment sub floor
- Glued and Screwed plywood sub floors
- 2x6 first floor wall construction
- 5/8" drywall
- 400 amp electric service
- Radiant Heated garage and basement
- 3 oversized furnaces and A/C units
- Duel Fuel Wolf Range

**Typical Custom Home Builder**

- 9' ceiling first floor
- 8' or 9' ceiling basement
- 8' ceiling second floor
- 6'-8" doors
- Aluminum window wells with aluminum escape window
- Concrete or Asphalt driveways and patios
- Upgrade option
- Brick and stone, with cedar siding
- Siding or Dryvit dormers
- OSB exterior wall construction
- OSB sub floor
- Nailed sub floor
- 2x4 first floor wall construction
- ½" drywall
- 200 amp electric service
- Upgrade option (at very early stage)
- 2 standard furnaces and A/C units
- Standard Wolf or Viking Range

**The Oros Standard**

- Rohl and Grohe plumbing fixtures
- Aquatic Air Bath
- Steam shower
- Deep bathtubs in kids bathrooms
- Soft close toilet seats
- Hot water recirculating line
- 1 ¼ thick granite tops
- Natural stone tile throughout
- Glass tile
- Over 250 recessed lights throughout
- Halogen light bulbs
- Recessed undercabinet lights with finished panels in kitchen
- Undercabinet electric outlets in kitchen
- 3 ¼" Brazilian Cherry – Clear Grade
- Wood floors throughout second level
- Staircase Stringers, Risers and Treads all Brazilian Cherry
- Iron Balusters
- True divided light window mullions
- Low E windows

**Typical Custom Home Builder**

- Moen and Kohler plumbing fixtures
- Jacuzzi jets
- Upgrade option
- Standard bathtubs
- Upgrade option
- Upgrade option
- ¾" thick granite tops
- Ceremic tile with modest natural stone
- Upgrade option
- Very few can lights, none in bedrooms
- Standard light bulbs
- Upgrade option, surface mount on unfinished cabinet bottom
- N/A
- Red Oak – Select or Better Grade
- Carpet on second level
- Painted poplar stringers and risers
- Painted wood balusters
- Painted removable window grills
- Upgrade option

**The Oros Standard**

- Morning kitchen
- Oversized casing, crown and baseboard
- Door pediments and plinth blocks
- Window pediments, stool and apron
- Poplar millwork
- Audio speakers included
- Structured wiring throughout
- Custom built-in closets
- Cedar soffit and fascia
- Bead board ceiling on exterior porches
- Blown in cellulose insulation
- Central Vacuum
- Ultra Silent bath fans
- ½" Glass shower doors
- Upgraded Brinks alarm with glass break sensors, CO2, Smoke

**Typical Custom Home Builder**

- Upgrade option
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- MDF millwork
- Prewire only, upgrade option
- Limited phone/tv wiring locations
- Wire closets
- Aluminum soffit and fascia
- Aluminum or cedar ceilings
- Faced batts
- Upgrade option
- Standard bath fans
- ¼" or 3/8" glass shower doors
- Prewire only, or standard alarm