



STANDARD FEATURES

CONSTRUCTION

8'x8" poured concrete walls with steel rebar reinforcement

Perimeter foundation drainage system includes:

Perforated drainage tile inside and out

Asphalt coating on all exterior foundation wall surfaces

8" stone base below basement slab

2x6 exterior wall construction on heated areas

1/2" OSB waferboard sheathing on walls and roof

Air infiltration reducing house wrap on exterior heated walls

3/4" OSB T&G sub-flooring glued and nailed

R-21 (6" batts) wall and R-38 (12" batts) ceiling insulation

Basement R11 and flame spread 25 wrap

3,000 PSI basement and 4,000 PSI garage and exterior concrete floors

Two-car garage as per plan

Waterline hook-up to refrigerator

Garage sheet rocked and one coat of tape finish

Steel insulated raised panel overhead garage door with square trim surround and glass panel with automatic door opener

GAF Timberline Lifetime architectural roof shingles

Continuous roof ridge venting for full attic airflow

Maintenance free vinyl siding, aluminum fascia/vinyl soffit

Ply Gem vinyl windows with internal grilles and screens

Fiberglass insulated paintable (Smooth Star) front entry door with sidelites per plan

Weiser "Augusta" front door fashion brushed nickel handle set

Public water and sewer services

Underground utilities

*All information furnished above is deemed to be reliable but not guaranteed. The information is subject to errors, omissions, change of price without notice. It is your responsibility to conduct an independent investigation of the property to confirm any and all information.

MECHANICAL SYSTEMS

50 gallon direct vent gas hot water heater
Amana 95 direct vent furnace with programmable thermostat (gas forced hot air)
Amana central air conditioning
CAT 5 pre-wiring for three (3) telephones and three (3) RG6 cable TV's
200 AMP electrical service (underground)
Smoke detectors – hard wired
Carbon monoxide detector
All bathrooms to have exterior exhaust venting

INTERIOR

9' high first floor ceilings as per plan
Masonite interior doors painted white
White semi-gloss paint on all woodwork and doors
Walls and ceilings painted with antique white flat paint
Colonial style interior trim with 5" tall baseboards and 3 1/2" casing throughout
Wire closet shelving
Wall/wall ultra dense, stain resistant 10 yr wear warranty carpet with 8 lb. pad
Oak tread staircase as per plan
Natural finish oak handrails with white painted rail balusters as per plan
Crown molding in dining room per plan
Oak hardwood in dining room, kitchen and kitchenette, foyer as per plan
Gas burning fireplace with tile surround, flush hearth and mantle molding
Lighting allowance of \$1900 for inside and outside
One recessed light over fireplace

KITCHEN

HOMECREST 36" high wall cabinets with (1) 42" staggered corner wall with crown molding
Whirlpool self cleaning electric smooth top range #WFE361-stainless steel
Whirlpool Space maker microwave (non-venting) over range-WMH1162-stain. steel
Whirlpool dishwasher #DU1015- stainless steel
Stainless steel sink
Center island in kitchen as per plan
Granite countertops with tile backsplash (Granite to be chosen from Classic Collection)(Tile allowance \$4.50 per sq ft and 6 sheets of decorative @ \$15 each)
Garbage disposal, switch operated feed
Delta Brushed Stainless Steel Pull out spray faucet
One recessed light over sink

*All information furnished above is deemed to be reliable but not guaranteed. The information is subject to errors, omissions, change of price without notice. It is your responsibility to conduct an independent investigation of the property to confirm any and all information.

MASTER BATH

Ceramic tile flooring (\$3.50 per square foot allowance)
Soaking fiberglass tub as per plan
Full tiled shower – including base and walls (\$10 sq ft allowance base, 3.50 sq ft allow walls up to 4ft)
Semi-framed glass shower door (up to 4 ft)
Towel bar and paper holder in brushed nickel
Delta faucet (brushed nickel)
Mansfield toilet
Granite vanity counter with sink (Granite to be chosen from Classic Collection)
HOMECREST vanity cabinet
Vanity mirror
One recessed light over soaking tub

MAIN BATH

Ceramic tile flooring (\$3.50 per square foot allowance)
One piece fiberglass tub/shower unit as per plan
Towel bar and paper holder in brushed nickel
Delta faucet (brushed nickel)
Mansfield toilet
Granite vanity counter with sink (Granite to be chosen from Classic Collection)
HOMECREST vanity cabinet
Vanity mirror

HALF BATH - Per Plan

Ceramic tile flooring (\$3.50 per square foot allowance)
Towel bar and paper holder in brushed nickel
Delta faucet (brushed nickel)
Mansfield toilet
Pedestal sink
Vanity mirror

*All information furnished above is deemed to be reliable but not guaranteed. The information is subject to errors, omissions, change of price without notice. It is your responsibility to conduct an independent investigation of the property to confirm any and all information.

LAUNDRY ROOM

Ceramic tile flooring (\$3.50 per square foot allowance)

Wire shelf in laundry area
Vent hose for dryer hook-up

EXTERIOR

Professionally coordinated custom exterior color schemes
Two exterior electrical outlets
Front and rear exterior hose connections (frost free)
Full front porches and portico porch entrances as per plan
Asphalt paved driveway
Blacktop sidewalk from driveway to garage service door per plan
Paver walkway from front door to driveway
Exterior shutters and window mantels on front where shown per plan
Vinyl sliding door with screen as per plan

LANDSCAPING

Professional landscape planting package
Underground lawn irrigation system installed
Lamp post with coach light in front yard (out of lighting allowance)
Mailbox and post installed
Grass seeding of graded areas – hydro seed 25ft in the rear yard
Professional grading of home site to 25ft in the rear yard

*All information furnished above is deemed to be reliable but not guaranteed. The information is subject to errors, omissions, change of price without notice. It is your responsibility to conduct an independent investigation of the property to confirm any and all information.