



## **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 wafer board 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 wall and R-38 ceiling insulation  
3,000 PSI basement and 4,000 PSI garage and exterior concrete floors  
Garage as per plan  
Waterline hook-up to refrigerator  
Garage sheet rocked and one coat of tape finish  
Steel insulated overhead garage door w/ sq. trim surround and glass panel  
GAF Timberline Lifetime architectural roof shingles  
Continuous roof ridge venting for full attic airflow  
Maintenance free vinyl siding, aluminum fascia/vinyl soffit  
Anderson Silverline vinyl windows with internal grilles and screens  
Fiberglass insulated paintable (Smooth Star) front entry door  
Weiser front door fashion brushed nickel handle set  
Public water and sewer services  
Underground utilities

### **MECHANICAL SYSTEMS**

40-gallon water heater  
Direct vent furnace with programmable thermostat (gas forced hot air)  
Central air conditioning  
2 RG6 cable run for TV  
200 AMP electrical service (underground)  
Smoke detectors – hard wired  
Carbon monoxide detector (one on each level)  
All bathrooms to have exterior exhaust venting

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## **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 flat paint  
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  
Full carpet stairs to 2<sup>nd</sup> floor  
Natural finish oak handrails with white painted rail balusters as per plan  
Prefinished oak hardwood flooring in foyer, dining room, kitchen, and great room  
Tiled flooring in all baths, laundry room, and mudroom  
Lighting allowance of \$750 for inside  
Gas burning fireplace with tile surround

## **KITCHEN**

HOMECREST 36" high wall cabinets with crown molding  
Appliance allowance \$1250  
Stainless steel sink  
Center island in kitchen as per plan  
Granite counter tops with 4-inch backsplash (chosen from classic collection)  
Delta chrome pull out spray faucet

## **MASTER BATH**

Fiberglass 5ft shower unit  
Towel bar and toilet paper holder in chrome  
Delta faucet (chrome) 4"cc  
Mansfield toilet  
Granite counter tops with 4-inch backsplash (chosen from classic collection)  
HOMECREST vanity cabinet  
Vanity mirror

## **MAIN BATH**

One-piece fiberglass tub/shower unit  
Towel bar and paper holder in chrome  
Delta faucet (chrome) 4"cc  
Mansfield toilet  
Granite counter tops with 4-inch backsplash (chosen from classic collection)  
HOMECREST vanity cabinet  
Vanity mirror

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### **HALF BATH**

Towel bar and paper holder in chrome  
Delta faucet (chrome) 4"cc  
Mansfield toilet  
Pedestal sink  
Vanity mirror

### **LAUNDRY ROOM**

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

### **EXTERIOR**

Professionally coordinated custom exterior color schemes  
Exterior electrical outlets  
Exterior hose connection (frost free)  
Full front porches and portico porch entrances as per plan  
Asphalt paved driveway  
Paver walkway from front door to driveway  
Common mail center

### **LANDSCAPING**

Professional landscape planting package  
Lamp post with coach light in front yard  
Grass seeding of graded areas – hydro seed 25ft in the rear yard

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