



## 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

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## 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  
Humidifier added to furnace  
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

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## **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

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## LAUNDRY ROOM

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

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