

STANDARD FEATURES

KITCHEN

- **Granite counter tops** from builder's selection
- Double bowl **undermount** stainless steel sink
- **Single lever** faucet and **garbage disposal**
- **Ice maker** line
- **Microwave** over range
- Cabinets from builder's selection
- **Pantry**
- Gas range and dishwasher allowance of \$1,000

BATHROOMS

- White fiberglass bathtub or shower, as per design/builder's discretion
- **Cultured marble sink & countertop** from builder's selection
- **Single lever faucets**
- Plate glass mirrors and vanity lights
- Lighted exhaust fan
- Vanity cabinet from builder's selection
- **Raised elongated** toilets

INTERIOR FINISH

- Smooth 4 panel hardboard interior doors
- **Upgraded interior woodwork**
- Paint – off-white interior trim & walls
- 8 foot **ceilings**, textured, **cathedral** where applicable
- Flooring \$18.00 per square yard allowance
- **Lever door handles**

ELECTRICAL AND LIGHTING

- 200 amp service
- Two exterior electrical GFI outlets
- Smoke detectors per code
- High speed cable and telephone outlets, per design
- **Paddle fans** in raised ceiling areas
- Paddle fan with light in master bedroom and sunrooms
- **Recessed lighting in kitchen**, per design
- **Bedroom closet lights**
- **Bedroom ceiling light**
- **Motion sensor light** at garage
- All lighting fixtures are builder's choice

MECHANICAL

- Forced hot air natural gas heating system
- **Central air conditioning**
- 40 gallon natural gas hot water heater
- Washing machine hook up
- Natural gas dryer hook up, vented to outside
- **Municipal water and wastewater**



STANDARD FEATURES

FRAMING

- 2 x 6 studs @ 16" o.c. exterior walls
- 2 x 4 studs @ 16" o.c. interior walls
- 3/4" tongue and groove sub-flooring, glued and ring nailed
- **30 year architectural roof shingles**
- Continuous ridge and soffit vents
- Full basement
- 3000 psi concrete walls and footings, damp-proofing applied
- One or two car attached garage (depending upon model)
- **Oversized garage door**
- **Automatic garage door opener w/ remote(s)**

INSULATION

- Floors – fiberglass batts
- Exterior walls – R19 fiberglass batts with poly vapor barrier
- Attic – R-30
- Exterior – wrapped with an air infiltration barrier

EXTERIOR FINISH

- **Brick front**, per design
- Solid vinyl siding and **full coverage**, aluminum/vinyl **trim**, from builder's selection
- Vinyl windows – double hung insulated glass with tilt-out sashes and screens
- **Casement window** over kitchen sink, where applicable
- Shutters on front, buyer's choice of color, from builder's selection
- **Maintenance free decks**, where applicable
- Insulated fiberglass front door with **side light(s)**
- Insulated fiberglass **service door from garage**, where applicable
- Two, frost-free, sill cocks – one in front, one rear
- Landscaping – rake, loam and hydroseed disturbed areas, plantings per plan
- **Irrigation system** by builder's design
- Paved driveways and front walks

ONE YEAR LIMITED HOME WARRANTY

Builder retains the right to substitute equivalent or better materials.

BUILDER'S DISCLAIMER

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