

# Standard Features

## Community Features

- Spacious lots (lot corners pinned)
- Utilities including sewer (fully paid assessment), water, underground electric, phone & cable
- Concrete Sidewalks

## Structural Features

- Concrete foundation (10" wall thickness) with poured wall hatchway
- Foundation footing drains
- 2" X 6" exterior house wall construction (Kiln Dried, 24" on ctr.)
- 1/2" CDX exterior plywood sheathing on exterior walls & roof
- Roof trusses or rafters and ridge beam (depending on individual house design)
- 3/4", Tongue & Groove, Advantek subflooring (Not panicle board), glued & nailed

## Exterior Features

- Architectural roof shingles
- Vented soffit & roof ridge vent
- Air infiltration house wrap
- Vinyl Siding, double 4" (choice of color)
- Shutters, front of house (choice of color) .
- Aluminum gutters & down spouts
- Front entrance door & half sidelights, decorated with Head & Pilaster

## Energy Conservation Features

- Fiberglass wall insulation R-19 = 5 1/2", ceiling insulation R-38 = 11 1/2"
- Vinyl, thermopane double glazed, double hung, tilt in windows with grills & screens (casement window over kitchen sink (Atrium Brand)
- Six panel, steel, insulated exterior doors

## Electrical Feature

- 200 AMP Service
- Exterior light at each exterior door
- Ground fault circuits in kitchen, bathrooms, basement, garage as well as front & rear of house
- Arc-fault breakers in bedrooms
- Front door bell with interior chime
- Hard wired smoke & carbon monoxide detectors as required by code including all bedrooms
- Phone & cable outlets (total of four)
- Lighting pkg (excl. dining room and foyer chandeliers
- Five recessed lights (choice of location)
- Exhaust fans in all bathrooms

## Plumbing Features

- Copper/Polyethylene Plumbing and PVC Drains
- Propane gas fired, hot air heat (two zone) with 40 gal. Propane gas domestic hot water
- Full Air Conditioning
- Double bowl, stainless steel kitchen sink with single Washer & Dryer Hookup (as per plan location)
- Non-freeze exterior faucets from & rear of house lever faucet & sprayer
- One piece, fiberglass tub (60") and/or shower (48" (choice of white, biscuit or almond)

- Anti scald valve on tub & shower
- One piece, cultured marble bathroom sink(s) w/ single lever faucets
- 1.6 gallon toilets, elongated style (choice of white, biscuit or almond)

## Interior Features

- House drywall: 1/2" sheetrock
- 8' Ceiling height, sprayed with textured finish Windows Trim: wood extension jambs with 2 1/2 colonial casing/paint grade
- Door Trim: 2 1/2" colonial casing/paint grade
- Floor Baseboard: J 1/4" base trim/paint grade
- Six panel, masonite interior doors (white) (closet doors either single hung/or slider based on individual house plan)
- Custom Staircase with railings & balusters, painted
- Painted walls (flat -white) & painted trim, doors & woodwork (gloss -white)
- Enamel coated, white, wire ventilated closet shelves
- Raised Panel, Oak or Maple style kitchen cabinet & vanities (24" to 60" based on plan)
- Laminated counter tops, Kitchen (choice of color)
- Appliances: Electric self cleaning range, non vented microwave oven, dishwasher (all choice of white, black, or biscuit) & disposal
- Refrigerator water line
- Choice of Ceramic Tile or Hardwood flooring in Kitchen, Dinette, Mudroom, Laundry, Foyer, Diningroom and Bathrooms
- Wall to wall carpeting with padding in all other rooms (choice of one color)
- Bathroom mirrors

## Garage & Driveway Features

- Two car garage (24' X 24', minimum) with two 9' single, steel, insulated, raised panel overhead door
- Overhead garage door opener
- Garage drywall: 5/8" sheetrock only on wall abutting living space, taped with one coat of comp
- 4" thick concrete floor with "fiber mesh"
- Paved amesite driveway, double width at garage taper to single width at street

## Fireplace

- Zero Clearance, Gas log, fireplace

## Other Features

- 3' wide decorative paver front walk
- Variety of plants & shrubs in mulched bed, from of house
- Lawn: disturbed areas graded, raked, fertilized and seeded (disturbed areas only)
- In ground, 500 gallon propane tank