

Standard Features & Amenities

QUALITY CONSTRUCTION

- Exposed Aggregate Driveways
- Exposed Aggregate Walkway to Front Porch
- 16' x 7' Pre-finished Insulated Garage Door
- Steel Reinforced, Full 8' Pour Concrete Foundation
- Interior Drain Tile With Sump Bucket & Pump
- Black Iron Pipe For Gas Lines
- Copper Water Lines
- Exterior walls are 2 x 4's on 16" Centers
- Trussed Roof w/ 1/2" Fir Plywood Sheathing
- 25 Year Roof Shingles over Felt Paper
- Aluminum Pre-finished Seamless Gutters
- Aluminum Enclosed Soffits and Fascia
- Vinyl Front Porch Railings Per Plan
- Louvre or Panel Vinyl Shutters
- Dutchlapp Vinyl Siding
- Exterior Wood is Primed before Painting
- 3/4" Tongue & Grooved Plywood Sub-floors
- Sub-floors are Glued and Nailed
- 200 Amp Electrical Service
- Smoke Detectors on Each Floor & All Bedrooms
- Two Exterior Electrical Outlets
- "Cardinal" Double Hung, Tilt-in Vinyl Windows
- Wood Window Sills with Drywall Returns
- Deadbolt Locks on all Exterior Swinging Doors
- Drywall is Nailed and Screwed
- Sandswirl Ceilings / Smooth Walls
- Two Coats of Interior Paint
- Two Freeze Proof Exterior Faucets w/ Shutoff Valve

ENERGY PACKAGE

- R-38 Blown Ceiling Insulation
- R-16 Batt/Hardboard Wall Insulation
- Fiberglass Bandboard & Sill Insulation
- 50 Gallon Gas Hot Water Heater
- Lennox 80% Efficient Gas Furnace
- Lennox 13 Seer Air Conditioning
- Poly Vapor Barrier on All Exterior Walls
- Steel Insulated Exterior Doors
- Front Door Sidelight (s)
- Dual HVAC Per Plan
- Low E Glass & Argon Fill on All Windows
- "TYVEK" House Wrap

MILL WORK

- White Six Panel Doors & Trim
- Hand Crafted Staircases—Painted or Stained
- Spindled Railings At Loft and Lower Level Openings
- Oversized 3 1/4" Baseboards

KITCHEN AND BREAKFAST

- Custom Wood Cabinetry
- Formica Countertops with Rolled Edges
- Double Bowl Stainless Steel Sink
- Hot and Cold Water Shutoffs
- Moen Single Lever Faucet with Sprayer
- Pantry with Wire Shelving
- Kenmore Electric Range/Oven with Range Hood
- Kenmore Dishwasher
- 1/3 Horsepower Garbage Disposal
- No Wax Vinyl Flooring over Underlayment
- Center Island with Electrical Outlet Per Plan
- Planning Desk Per Plan
- Ice-Maker Waterline

BATHROOMS

- Cultured Marble Master Bath Tubs
- Separate Tub & Shower in Master Bath Per Plan
- Custom Wood Vanities
- Double Bowl Sink in Master Bath Per Plan
- Vanity Drawer with Knee Hole Space Per Plan
- Cultured Marble Vanity Tops
- Ceramic Tile in Master Bath Shower
- Exhaust Fan in Each Bath
- Plate Glass Mirror Over Vanities
- One Piece Fiberglass Tub/Shower in Hall Bath
- Moen Chrome Plumbing Fixtures
- Chrome Shower Door /Obscure Glass in Master Bath
- No Wax Vinyl or Carpet
- Pressure Balancing Valve on Shower

ADDITIONAL STANDARD FEATURES.

- 10,000 Sq. Ft. or Larger Homesites
- Sodded Front Yard
- Back Yard is Seeded, Fertilized, and Strawed
- Street Tree(s) per city ordinance
- Termite Treatment & 5 Year Warranty
- Window Grills on Fronts of All Homes
- Maintenance Free Wire Closet Shelving
- \$750 Lighting Allowance
- Wiring For Garage Door Opener (s)
- Phone Jacks (2), Cable Jacks (2)
- Vaulted Ceilings Per Plan
- Full Front Porches on Two Stories with Vinyl Fronts
- Decorative (Partial) Brick Fronts on Ranch Models
- Wall to Wall Carpeting and Pad
- No Wax Vinyl Flooring in Entry Hall
- 15 x 15 Patio on Ingrade Homesites
- 12x 12 Patio on Walk-out Homesites
- Lot Surveyed with Corners of Property Marked