

Standard Features included in Every Home we build.

BASEMENT AND FOUNDATION

- Excavation for basement, backfilling, and rough-finish grading of disturbed areas.
- 16" x 8" Poured concrete footer.
- 8" Concrete block walls. (12" as needed)
- Brick band on front of home.
- Basement walls re-enforced with steel rebar every 4".
- 12-Course basement. (No crawl spaces)
- Thoroseal waterproofing on all exposed block.
- 4" - 3000# exterior footer drain surrounds perimeter of basement with gravel backfill to grade.
- Basement Waterproofing covered by a 10-year limited warranty.
- Poured concrete basement, garage, and porch floors.
- Anderson basement windows.
- Sump pump or natural drain for footer drain as required.
- Up to 300' of underground downspouts and drain lines.

ENERGY EFFICIENT CONSTRUCTION

- Building permit.
- On-site stick built construction.
- Exclusive use of kiln dried lumber.
- Full 8' ceiling heights throughout.
- 2 x 10 floor joist 16" O.C.
- 3/4" tongue and groove OSB sub floor glued and nailed to minimize squeaks. (50-year warranty)
- Premium 2 x 4 kiln dried studs installed 16" O.C. for all interior and exterior walls.
- 7/16" OSB sheathing on all exterior walls for added strength.
- 2 x 6 Fascia board.
- Double top plates.
- 2 x 10 Headers at all bearing walls.
- Structurally engineered designed roof truss system.
- **1/2" OSB** roof sheathing with 30-year warranty.

- Owens Corning Pro 30 Architectural self-sealing roof shingles with Ice Guard installed in all valleys.
- Shingle over continuous ridge vent, roof overhangs with soffit vents and gable vents to provide attic ventilation.
- R-13 Kraft faced wall insulation.
- R-13 Rim joist insulation.
- R-38 Blown-in ceiling insulation.

EXTERIOR

- Anderson 200 Series Tilt windows with High Performance insulating glass.
- Screens for all windows and patio door.
- Fiberglass insulated exterior doors.
- Service door in garage.
- HAAS steel insulated (R-12) raised panel garage doors.
- Heartland Dutch lap vinyl siding with a limited lifetime warranty in a variety of color choices.
- Seamless aluminum gutters and downspouts in a variety of color choices.
- Raised Panel shutters for front of home in variety of color choices
- Schlage brush nickel finish exterior door locks and deadbolts all keyed alike.

INTERIOR

- Merrilat Cabinets for kitchen and bath cabinetry, choice of Oak Raised Panel or Maple.
- Hardware for kitchen cabinetry.
- Wood toe kicks under all kitchen and bath cabinetry.
- Laminate custom kitchen counter tops.
- Cultured marble bath vanity tops.
- Mirrors for all bathrooms.
- Shower door for master bath.
- Schlage brush nickel finish interior door hardware with privacy locks on bedrooms and baths.
- Ultraply Premium 1/4" underlayment installed beneath all vinyl flooring with a 10-year warranty.

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INTERIOR Cont'd.

- Trim Choice of Oak, Poplar, or mdf painted through-out home.
- 2 Panel white masonite interior doors.
- All interior doors and windows are jambed and cased with oak or poplar trim.
- All trim is professionally stained and finished.
- All interior walls are professionally painted throughout with 2 coats of flat paint, 1 color.
- 1/2" Drywall on walls and 5/8" Drywall on ceilings.
- All garages completely drywalled.
- Antique texture on interior ceilings.
- Mohawk or Shaw stain-resistant nylon carpet with over 500 choices.
- Armstrong or Mannington vinyl with over 100 choices.
- Pre move in cleaning.

HEATING/ELECTRICAL/PLUMBING

- Lennox 92% gas or propane furnace is specially designed for the comfort of each home.
- 200 Amp electrical service.
- Designer light fixtures provided by Furbay Electric.
- Lights at all exterior doors.
- Ceiling lights in all bedrooms.
- 4 Phone and 4 TV outlets in location selected by Homeowner.
- Electric smoke detectors with battery backup installed on each floor and in each bedroom.
- Exhaust fans in all baths.
- Front door bell.
- Exterior GFI electrical outlets – 1 front and 1 rear.
- GFI electrical outlet in garage.
- Garage pre-wired for garage door opener.
- Pex or cpvc water lines.
- 80-Gallon electric hot water heater.

- Utility hookups for washer and dryer.
- Exterior dryer exhaust vent.
- Laundry tub.
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- Laundry tub.
- Copper water line for refrigerator ice-maker.
- Floor drain in garage and basement.
- Exterior freeze proof faucets – 1 in garage and 1 in rear.
- Shut-off valves at all sinks, faucets, and water closets.
- 1 Piece fiberglass tub and shower units.
- MOEN Posi-Temp Pressure balancing tub and shower faucets.
- MOEN faucets with choice of Chateau 4" center 4621 or Castleby 4" center 4938.
- MOENSTONE Kitchen sink.
- MOEN Kitchen sink faucet with sprayer.
- All MOEN Faucets come with a life-time limited warranty.

OPTIONAL ITEMS NOT INCLUDED IN BASE PRICE OF HOMES. THESE ITEMS WILL BE PRICED UPON SITE LOCATION AND PLAN SELECTED.

- Construction and or permanent driveway.
- Sewer, water, septic and well hookups and installation.
- Appliances.
- Decks and patios.
- Landscaping.
- Fireplace.

