

# Features & Benefits

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## FOUNDATION

- Full basements with concrete footings, lally column pads and poured concrete walls.

## GARAGE

- Approximately 21' x 21' two (2) car garage with two (2) 9' by 7' doors.
- Some units shall have a single 12' by 21' car garage.
- Garage doors to be white steel.
- Poured concrete floor.
- Walls will be plastered, not painted.

## ROOF

- CDX plywood fir sheathing will be covered by 30 year architectural shingles.
- Metal drip edges above all soffits.
- Ice and water shield barrier extending three feet up from all soffits and in all valleys.
- Continuous soffits and ridge vent on all roof soffits and ridges.

## EXTERIOR WALLS & FINISH

- 2" by 4" wood studs with OSB plywood sheathing.
- Vinyl siding.

## EXTERIOR DOORS & WINDOWS

- Front door will be a six panel steel frame insulated door.
- Door to deck will be as shown on print.
- Windows are 6 x 1 vinyl double hung with insulated glass, interior grills and screens.
- Both top and bottom windows will be operable and tip in for easy cleaning.
- Fixed picture windows are not operable and do not have screens.

## INSULATION

- R 13 insulation on exterior walls.
- R 19 batt insulation in basement.
- R 30 insulation on second floor ceiling.

## INTERIOR WALLS & CEILINGS

- Closets and ceilings will have a textured finish and will not be painted.
- All units have lofts.
- Some units have cathedral ceilings.

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## INTERIOR DOORS & TRIM

- Interior doors are 6 panel Masonite painted with "F" series Schlage brass round passage.
- Doors, windows and cased openings are trimmed with 3 1/2" Stafford casing with 5 1/4" baseboards.
- Exterior doors (including garage) are raised panel/insulated steel.
- Handrail is to be Oak.

## PAINTING

- All interior wood trim is primed and painted Super White in a semi-gloss.
- All interior walls to be China White or Linen White flat latex.
- All interior walls will receive one coat primer and one coat flat latex paint.

## FIREPLACE

- Direct vent gas fireplace by propane.
- See Mantle and Surround selections.

## CABINETS & COUNTERTOPS

- Standard kitchen and bath cabinets will be by Merillat. See Standard Package.
- Choice of 4 Door styles in various finishes.
- Drawers are solid wood dove tail w/ undermount slides.
- Cabinets feature adjustable shelving.
- Countertops in Kitchen will be 3/4 inch granite with 3/8 inch radius and backsplash. See Standard Package for colors.
- Bathroom Countertops are cultured marble. See Standard Package.

## APPLIANCES

- General Electric appliances include gas range (by propane), microwave and dishwasher.

## HVAC, WATER & SEWER

- Forced hot air heating system by propane.
- 50 gallon insulated, direct vent, gas hot water heater.
- Private water and on site community septic system.
- Each unit is equipped with Central Air Conditioning.

## PLUMBING

- Two exterior water sill cocks.
- Laundry hook-up as located on plan with dryer vent.
- Half bath features a pedestal sink.
- All full baths feature a vanity, a combination tub/shower unit and shower stall, a fan/light combo and mirror. See Standard Package for specifics.
- Stainless Steel under mount, single bowl, kitchen sink.
- All plumbing fixtures by Kohler.

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## ELECTRICAL

- 150 AMP service to home with circuit breaker.
- 220V plug for dryer.
- Each home individually metered.
- Smoke/carbon monoxide detectors as required by code.
- Switched outlets, 3 Cable TV and 3 CAT5 to be provided.
- See allowance for decorative lighting fixtures.

## FLOORING

- All bath and laundry areas to be ceramic tile.
- All first floor living areas to be hardwood.
- Stairs, all bedrooms and second floor to be carpet.

## SHELVING

- All bedrooms, linen and laundry areas will have white epoxy coated steel shelving.

## DECK

- Approximately 12' x 10' deck located per plans typically from dining or living area.
- Height to be determined by lot conditions, one stair system to grade.
- Pressure treated lumber used for floor, railings, posts, balusters, decking joists and stair stringers.

## LANDSCAPING

- Areas loamed, seeded with plantings per builder.

## WARRANTY

In addition to any warranty for materials and labor given by manufacturers of the various components of the homes, Builder shall warrant all material and labor as further described in the Limited Home Service Warranty which shall be attached to the Purchase and Sale Agreement.

Building specifications are subject to change without notice. Building Specifications are also subject to product availability. Builder reserves the right to substitute any of the above products with materials of similar or greater quality. If certain product and material specifications require clarification, inquiries should be made with the builder's representative for details. The construction specifications will be limited strictly to those features outlined above in the Building Specifications. If a feature is not listed in the Building Specifications, it may be available as an option at an extra cost.

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