



# Standard Features

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## Construction + Exterior

- Concrete front sidewalk from driveway to front entrance
- Machine graded lot with top soil
- 12-course basement w/10" blocks
- Rebar in basement block walls
- Hi-performance double hung tilt in windows
- 7/16" OSB sheathing exterior walls
- 7/6" OSB roof sheathing
- 5/8" Advantech T.G. Sturdy-Floor
- 30 year self sealing architectural roof
- Low maintenance vinyl siding/soffits, brick/stone per plan
- Aluminum gutters & downspouts seamless
- Decorative all steel door
- Driveway-paved binder
- Underground electrical & phone lines
- Three (3) deadbolts

## Interior + Flooring

- Floating basement floors
- Basement sump pump
- Quality Hem-fir kiln dried lumber
- Drywall: 1/2" throughout, glued, nailed, and screwed (walls only)
- 9' 1st floor ceilings
- Knock down ceilings (some)
- 2'x6' construction
- 220 volt or gas hook-ups for range
- Laundry hook-ups (choice of gas or electric)
- 5% allowance of base price towards kitchen (cabinets & counters) and baths
- Ductless range hood in kitchen
- Montigo 34DFN gas fireplace
- Mirrors over vanities
- Rounded corners (some)
- 3/4" Hardwoods in foyer & kitchen
- Ceramic tile in bathrooms & laundry room
- All other rooms, including hallway & stairs, wall-to-wall carpeting

## Plumbing

- One piece fiberglass tub or shower unit
- Double bowl stainless steel sink
- Single lever faucets
- Single laundry tub or laundry box
- China self-rimming sinks in the vanities
- American Standard color plumbing fixture
- Dishwasher and disposal

## Electrical

- 200 amp electrical service panel with circuit breakers
- Programmable thermostat
- Smoke detectors as per code
- Two (2) exterior GFI protected outlets
- Two (2) first floor cable and phone outlets
- \$1,500 lighting fixture allowance
- Six (6) recessed lights
- Two (2) ceiling fan/light set-ups
- Gas or electric stove & dryer hook-up

## Energy Package

- Blow cellulose insulation: ceilings r-49 (except cathedral), r-21 all exterior walls, basement as per stated code
- Hi-efficient 90+ forced air furnace
- 40-gallon hi-performance hot water tank
- Central air
- Steel insulated doors

## Woodwork + Finishes

- MDF interior trim painted 3 1/2" trim, 5" baseboard (1st Floor)
- Interior doors - 6 panel
- Wood railing system with painted balusters
- Walk-in closets as per plan
- Choice of paint colors - 3 latex flats
- Two (2) coats of flat latex paint on walls and 2 coats of semi-gloss on trim
- Ventilated metal closet shelving