



The Perfect Combination of Value and Quality

INCLUDED FEATURES

STRUCTURAL Stick-built framing – not modular!

- * 32" tall, painted block foundation with vapor barrier
- * Covered front concrete stoop with brick steps
- * 2" x 10" SYP floor joists, 16" O.C. -3/4" OSB glued
- * 2" x 4" –16" O.C. ext. walls-OSB sheathing and house wrap
- * 2" x 4" – 16" O.C. interior walls with ½" sheetrock
- * Engineered roof truss system with 7/16" OSB sheathing
- * Open web engineered floor truss system – 2nd floor

INTERIOR

- * 13 SEER "Trane" brand heat pump/air handlers - 2 separate systems on two story homes
- * 200 AMP panel box with Arc fault breakers
- * 8' smooth-finish painted ceilings
- * 6-panel interior doors with brushed nickel hardware
- * "Shaw" Carpets with 3/8" rebond pad
- * "Armstrong" vinyl flooring
- * Brushed nickel interior lighting fixtures
- * Residential trim package- 3-1/4" base, 2-1/4" casing
- * Sheetrock-wrapped windows with wood aprons
- * Ceiling fans with light kits – living room & master bedroom
- * 18" Fluorescent lights in walk-in closets
- * White painted shoe molding on all vinyl flooring
- * "Sherwin Williams" flat wall & semi gloss trim paints
- * Interconnected smoke alarms with battery back-up
- * Dust-free, white vinyl-coated wire closet shelving
- * (2) CAT-TV phone jacks located per homeowner selection
- * (2) Cable TV outlets located per homeowner selection

CUSTOMER ASSURANCE FEATURES

- * Pre construction meeting for selections and meeting with Builder
- * On-site quality control inspections, including all municipal inspections
- * Meeting and review with Builder at drywall stage
- * Pre closing walk-thru orientation
- * Manufacturer warranty on components and materials
- * 1-year workmanship warranty
- * 2-year systems warranty
- * 10-year insurance backed new construction structural warranty that is approved by the Department of Housing and Urban Development (HUD)



EXTERIOR

- * 20 Yr. – 3 tab shingles, 7/16" OSB sheathing & 15 lb. felt
- * Insulation: R-38 Ceiling, R-15 Walls, and R-19 1st floor
- * Maintenance-free vinyl siding over OSB and house wrap
- * Fiberglass exterior front door with deadbolt lock
- * Front door – painted to match shutters, per plan
- * 6 panel garage door with 1/3 hp chain opener with 2 remotes
- * Seamless gutters and downspouts on eave overhangs
- * Energy-efficient vinyl, tilt-in windows with Low E glass
- * Windows come with 6 over 6 grids and screens
- * Maintenance-free vinyl shutters-front windows
- * Exterior waterproof GFI receptacles (2)
- * Exterior frost-free water faucets (2)
- * Termite protective barrier around foundation
- * Gravel-covered daylight drain – moisture control
- * Home address numbers
- * Flood light (set of 1)

PLUMBING AND BATHROOM FEATURES

- * 50 gallon energy-efficient hot water heater
- * One-piece fiberglass tubs and showers
- * Laminate tops with vitreous drop in bowls
- * "Delta" faucets in chrome finish
- * Decorative chrome towel bars, tissue holders
- * Washer and dryer hook ups
- * Elongated toilet in master bath

KITCHEN FEATURES

- * "Merillat" brand cabinets in 5 finishes
- * "General Electric" black Tall Tub dishwasher
- * Laminate countertops with 3-1/2" backsplash
- * "Elkay" stainless steel double bowl sink
- * Icemaker hook-up for refrigerator

UP-GRADE OPTIONS

- * Meet with a New Home Consultant to discuss available up-grade options to personalize your brand new home

Specifications are subject to change without notice. We reserve the right to substitute with equal to or better building materials. All inventory homes sold include features present in the home at the time of contract unless otherwise noted.

