



*The Perfect Combination of Value and Quality*

# INCLUDED FEATURES

## **STRUCTURAL Stick-Built Framing – NOT MODULAR !**

- \* Monolithic slab foundation with fibermesh
- \* Optional 32" tall painted block crawlspace foundation with vapor barrier (not included in base price must be noted in option sheet)
- \* Covered front concrete stoop with bricksteps
- \* 2" x 10" SYP floor joists, 16" O.C.-3/4" OSB glued
- \* 2" x 4" –16" O.C. ext. walls-OSB sheathing and housewrap
- \* 2" x 4" – 16" O.C. interior walls with 1/2" sheetrock
- \* Engineered roof truss system with 7/16" OSB sheathing
- \* 2<sup>nd</sup> floor system may be engineered or dimensional lumber per plan
- \* 6/12 Roof Pitch – Elevation "A"

## **INTERIOR**

- \* 14 SEER heat pump
- \* 200 AMP panel box with Arc fault breakers
- \* 8' smooth-finish painted ceilings with 5/8" Sheetrock
- \* 6-panel interior doors with brushed nickel hardware
- \* "Shaw" Carpet w/ 3/8" rebond pad in Bedrooms, Foyer & Living Areas
- \* "Armstrong" vinyl flooring in Kitchen, Bathrooms & Utility Rooms
- \* 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 paint & 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: Per local code
- \* 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 motor and 2 remotes
- \* Seamless gutters and downspouts on eave overhangs
- \* Energy-efficient vinyl, Single Hung 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
- \* (2) Flood lights

## **PLUMBING AND BATHROOM FEATURES**

- \* 50 gallon energy-efficient hot water heater
- \* One-piece fiberglass tubs and showers
- \* Cultured Marble Tops in all baths - powder room has (pedestal sink)
- \* "Delta" faucets in chrome finish
- \* Decorative chrome towel bars, tissue holders
- \* Washer and dryer hook ups
- \* Elongated toilets in all baths
- \* 1 Row of Drawers in Master Bath vanity

## **KITCHEN FEATURES**

- \* "Merillat" brand cabinets in 7 finishes ( Knobs not included )
- \* "Black dishwasher
- \* Laminate countertops with 3 1/2" backsplash
- \* 8" Deep stainless steel double bowl kitchen 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.*

