

Features & Benefits



FOUNDATION

Poured concrete, 10" thick walls with 4" thick basement floors

EXTERIOR WALLS

2" x 4" exterior framing with Certainteed Monogram wood grain vinyl siding, or equal, and painted wood trim

INSULATION

Walls: R-13 fiberglass insulation

Roof: R-30 fiberglass insulation

Basement Ceiling: R-19 fiberglass insulation

Exterior House Wrap: Tyvek, or similar vapor barrier

ROOFING

30-year architectural shingles; continuous drip edge along all eaves; ridge vents with soffits to ventilate attic

WINDOWS

Silverline, or equal, low-E, double-hung thermopane tilt-in windows, internal grills, full screens

Window location, sizes, and types per plan.

EXTERIOR DOORS

Six panel fiberglass insulated, style per plan

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INTERIOR WALLS & CEILINGS

Walls: 1/2" blueboard with smooth skim coat plaster
Closets & Ceilings: texture or sand finish

INTERIOR DOORS

Smooth six-panel hollow masonite

TRIM, BASEBOARDS, AND CASINGS OF PAINTED PINE

Door & Windows Casing: 3 1/2" painted Stafford casing; Baseboards: one-piece 5 1/4", 1st floor with 4 5/8ths crown molding
Foyer: stair handrails oak with painted balusters

MIRRORS & CLOSETS

Wire coated shelving with integral rod in bedroom, linen, and pantry closets, per plan
Sheet mirrors over the bath vanities
Bath accessories are not included.

CABINETS & COUNTERTOPS PER PLAN

Cabinets: Omega Brand, choices include a variety of wood species, doors styles, and finishes from Builder's options
Countertops: granite in kitchen, marble in bathrooms from Builder's options

APPLIANCES

Bosch appliances include gas cook top, electric wall oven, microwave (internal exhaust), and dishwasher in Stainless steel finish

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FLOORING FROM BUILDERS' OPTIONS

Hardwood 2 1/4" pre-finished oak: foyer, kitchen/eating area, great room, study, and first floor halls (per plan)

Tile: baths, laundry

Carpet: stairs, upstairs hall and loft, and all bedrooms; one carpet color throughout (per plan)

INTERIOR PAINT

Walls: One coat primer plus one coat Sherwin Williams flat latex paint, or equivalent, single color throughout from Builder's options

All trim and doors: primed plus one coat of semi-gloss, white 01 throughout

HVAC

Propane fired forced hot air heat with central air
50-gallon electric hot water heater

ELECTRIC SERVICE

200 AMP underground service; outlets and toggle switches per code, 6 recessed lights kitchen

Decorative lighting package with finish options from Builders' samples

PLUMBING

All plumbing to be in accordance with State and Local Codes.

Decorative plumbing fixture package with finish options from Builders' samples

TELEPHONE/CABLE

Three CAT5 telephone jacks, three cable jacks

Locations per Builder

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FIREPLACE

Gas-log fireplace with marble-tile surround and painted mantel from Builder's samples

PORCHES & DECKS PER PLAN

Front porch: mahogany decking and cedar handrails
Rear deck: mahogany decking with cedar handrails

GARAGE DOOR OPENERS

One per door

SEWERAGE DISPOSAL & WATER SERVICE

On-site community shared septic system
Municipal water

DRIVEWAY & LANDSCAPING

Asphalt driveway per plan
Lawn areas to be graded, loamed, and seeded
Decorative plantings and trees
Front walk of pavers
Irrigation system

WARRANTY

In addition to any manufacturer's warranties for items included in the home, the Builder shall warrant all materials and labor for a period of one (1) year from the date of closing. The Limited Warranty and Service Policy shall be attached to the Purchase and Sale Agreement.

Features & Benefits are subject to change without notice and are subject to product availability. The Builder reserves the right to substitute any of the above products with materials of similar or greater quality. 09-07