

TRADITIONAL STANDARD FEATURES



COMFORT & ENERGY EFFICIENCY

- Tyvek ® Home Wrap taped & sealed including all gable ends
- Quality Silverline R single-hung on casement windows, Low E, argon filled glass
- 1/2" Insulated Sheathing (R-3.0)
- **95% High Efficiency** Comfortmaker ® furnace with digital Setback thermostat
- Steel 6-panel insulated exterior doors & insulated garage overhead door (s)
- Power vented water heater—50 gallon
- 2" (R-10) foam insulation on outside of the foundation wall
- Kohler vanity faucets & shower heads
- Erosion Control Stormwater Management
- Energy Efficient 2 x 4 exterior wall system

BUILD WITH EASE

- Flexible House plans to fit your needs
- Virtually maintenance free, quality exterior materials
- Pre-Construction, Pre-Drywall & Pre-Closing Orientation
- 1 Year Builders Warranty

PRE-CONSTRUCTION SUPPORT

- Selections Center In-House
- Home Site survey and staked by a licensed surveyor
- Review of your home plans & selections before excavation
- Apply for and maintain all building permits

WATERPROOFING

- Form-a-Drain drain tile system tied into sump pit
- 2" (R10) foam insulation on full foundation wall
- Tyvek ® Housewrap on exterior of all walls and gable ends

EXCAVATION & GRADING

- Strip topsoil in building pad area (as applicable)
- Excavate for Foundation
- Backfill garage with stone to prevent settling
- Rough graded gravel driveway & sidewalk to front door
- Rough grade disturbed soil to pitch away from home
- Silt fencing & erosion Control (up to 100 lineal feet)
- Install sewer and water laterals (up to 35 feet)
- Hauling fill in or out (up to 5 loads if site requires)

FOUNDATION & CONCRETE FLATWORK

- Full 8'-0" high poured concrete walls
- 2x6 treated sill plate anchors home to foundation
- Sill seal between foundation and home to prevent drafts
- Basement & garage concrete floor—full concrete stoop
- Steel I-Beams in basement

FRAMING MATERIAL

- 2x4 walls studs (16" o.c.)
- 1/2" insulated sheathing (R-3.0)
- Total Exterior Wall R-Value of R-16
- 2x12 16"o.c. with 3/4" tongue & groove OSB sub-floor glued & nailed.
- 1/2" Roof Sheathing
- Overhangs around home, including gable ends

ROOFING

- 30-year dimensional shingles with 15# roof felt paper underlayment
- 15/32" OSB sheathing with H-clips
- Valley flashing
- Aluminum drip edge
- Continuous ridge vent system
- Ice & Water Shield

WINDOWS & DOORS

- Quality Silverline® single-hung, thermo break low-E argon filled insulated glass, maintenance free vinyl with tilt-wash or casement style with prefinished white interior. Includes screens. (grids per plan)
- Silverline® 6'-0" sliding patio door
- Steel 6-panel insulated exterior doors
- Raised panel insulated steel overhead garage door with weather stripping. 3 color choices

EXTERIOR SIDING

- UV Protected, thicker, 0.042 vinyl siding. 14 color choices
- 5/8" lap projection withstands warping and bending
- Aluminum soffit vents, fascia, and seamless gutters
- Aluminum downspouts
- Painted Cedar wraps on front elevation

262.842.0600 www.BearHomes.com

TRADITIONAL STANDARD FEATURES



INSULATION

- R-13 Fiberglass insulation in exterior wall cavities
- 1/2" Insulated sheathing on outside wall with R-3.0 w/ reinforced corners
- R-16 Total Exterior wall
- Batt Insulation (R-19) in basement box sills
- R-38 attic insulation
- R-38 in floors over garage
- All holes penetrating wall plates or exterior wall system are sealed to prevent air-infiltration

PLUMBING

- Kohler® plumbing fixtures; pressure balanced, chrome faucets
- Kohler® faucet with separate sprayer in kitchen
- Kohler/Sterling stainless steel double bowl kitchen sink
- CPVC 1/2" minimum water supply to fixtures
- Two frost-proof hose bibs
- Kohler®, fiberglass tub & shower modules
- Cultured marble vanity counter tops in full baths with integral bowl
- 1/3 hp Garbage Disposal
- 50 gallon power vented natural gas water heater
- Washer/Dryer hook-up
- Shut-off valve at all plumbing fixtures
- Ice Maker Line Hook-Up

HEATING

- **Comfortmaker® 95%** high efficiency, natural gas, forced air furnace with fresh air intake for combustion
- Supply ducts & returns in all living & baths engineered & sized per plan

ELECTRICAL

- 200 amp service panel
- 4 TV & 4 Phone Jacks at the location of Your Choice!
- Switched outlets in bedrooms
- 220 outlet for range & dryer
- Exhaust fans in all full baths (110 cfm) vented directly to the outside
- Smoke detectors on all levels and at each bedroom (interconnected with battery back up)
- One Carbon Monoxide/Smoke detector combo unit
- Front door chime
- Two exterior waterproof electrical receptacles
- Exterior light location at overhead garage door
- Outlet for garage door opener
- Allowance for Satin Nickel or Cobblestone light fixture package

PAINTING & STAINING

- Interior walls primed Antique White
- Imperial Oak Trim Package
- Caulk, prime and paint any exterior wood
- Paint interior and exterior of front door

CABINETS & COUNTERTOPS

- Aristokraft® Solid Recessed Panel
- Tri-cove laminate countertops with molded back splash in kitchen
- Cultured marble countertops with drop-in bowl in main & master bath

MILLWORK, DOORS & HARDWARE

- Imperial Oak Package
- Base trim shoe at all non-carpet areas
- Imperial Oak hollow core interior doors
- Schlage® Plymouth style door hardware—Satin Nickel Knobs
- Schlage® exterior locks keyed alike with dead bolt on front door
- Door stops throughout your new home
- Closet shelving and clothing poles in all bedroom closets
- Linen & Pantry closet shelving
- Drywall window returns

ACCESSORIES

- 36" high plate mirror above vanity top in all baths
- Toilet Paper holders & Towel bars
- Closet Shelving System

FLOORING

- Durable, Armstrong and Mannington vinyl flooring
- Durable 25oz. Stain resistant carpet
- Crush-Guard 6 lb. Carpet Foam Pad

CLEANING

- Final Cleaning including vacuuming, wash floors, dust, clean cabinets inside/out and wash windows.

262.842.0600 www.BearHomes.com