

## TRADITIONAL STANDARD FEATURES



### COMFORT & ENERGY EFFICIENCY

- Tyvek® Home Wrap Weatherization System to provide superior home weatherization performance against the elements
- 250 Series by Pella® vinyl windows with Advanced Low-E Insulating Glass with Argon gas
- Energy efficient 2x6 exterior walls with (R-19) blanket type insulation for a greater R-value
- 95% High Efficiency furnace with digital programmable Setback thermostat
- Steel 6-panel insulated exterior doors & insulated garage overhead door
- High efficiency power vented water heater—50 gallon
- Foam insulation on outside of the foundation wall
- Focus On Energy certified Partner Home

### 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 (Allowance)
- Review of your home plans & selections before excavation
- Apply for and maintain all building permits (Allowance)

### WATERPROOFING

- Epro® E-Wall 15 Year Waterproofing Warranty
- Form-a-Drain drain tile system tied into sump pit
- 1" (R-5) foam insulation on full foundation wall
- Tyvek® House wrap 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 50 feet)
- Hauling fill in or out (Allowance)
- Final Grade and Hydroseed front and back yards (Allowance)

### FOUNDATION & CONCRETE FLATWORK

- Full 8'-0" high concrete walls with interior stamped brick pattern
- 2x6 treated sill plate anchors home to foundation
- Sill seal between foundation and home to prevent drafts
- Basement & garage concrete floor— full concrete driveway & stoop
- Steel I-Beams in basement
- Concrete driveway and walk to front door (Allowance)
- Decorative Skirting to cover exposed foundation

### FRAMING MATERIAL

- 2x6 exterior wall construction
- I Joist floor joists
- 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 at all roof eaves and valleys

### WINDOWS & DOORS

- 250 Series by Pella® vinyl windows with Advanced Low-E Insulating Glass with Argon gas single-hung, maintenance free vinyl with prefinished white exterior and interior. Includes screens. (grids per plan)
- 250 Series By Pella® Sliding Patio Doors
- Insulated Raised Panel Garage Door with windows, openers & keypad.

### EXTERIOR SIDING

- UV Protected, thicker, 0.044 vinyl siding. 14 color choices
- 5/8" lap projection withstands warping and bending
- Aluminum soffit vents, fascia, and seamless gutters
- Aluminum downspouts
- Painted architectural entry columns or wraps on front elevation (per plan)

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### INSULATION

- R-19 Fiberglass insulation in exterior wall cavities
- Insulated sheathing on outside wall with reinforced corners
- R-40 (minimum) attic insulation
- R-38 in floors over garage
- 3" Spray foam at box sills

### PLUMBING

- Kohler® Refinia or Alteo faucet collection in chrome throughout houses
- Kohler® faucet with separate sprayer in kitchen
- Sterling by Kohler® stainless steel double bowl kitchen sink
- CPVC 1/2" minimum water supply to fixtures
- Two frost-free hose bibs
- Sterling by Kohler Vikrell® tub & shower modules
- 1/3 hp Garbage Disposal
- 50 gallon power vented high efficiency natural gas water heater
- Ice Maker Line Hook-Up

### HVAC

- 95% high efficiency furnace
- 13 SEER air conditioner with R410A EPA-approved, environmentally sound refrigerant AC unit

### ELECTRICAL

- 200 amp electric service panel
- 4 TV & 2 Phone Jacks at the location of Your Choice
- Switched ceiling fan ready electrical boxes in bedrooms ceiling
- 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
- Choice of 220V outlet or gas line with 110V outlet to range and/or dryer

### LIGHTING

- Light fixture Allowance
- 6 recessed can lights in kitchen per plan
- Switched Basement Lights

### DRYWALL

- 1/2" drywall all walls & first floor ceilings
- 5/8" drywall at all truss ceilings
- Taping & Finishing of drywall throughout home
- Knockdown or Orange Peel with square or round corners
- Drywall return windows with wood sill

### DRYWALL, PAINTING & STAINING

- Interior walls knock down finish primed Dover White
- Decorative arched openings and niches per plan

### CABINETS & COUNTERTOPS

- Timberlake® Fairfield Recessed Panel cabinets
- Granite countertops in Kitchen
- Cultured marble countertops with integral bowl in main & master bath
- 35" raised vanity cabinets at all bathrooms
- Double bin trash pullout in Kitchen per plan
- Lazy Susan in Kitchen per plan
- Soft Close Cabinet Doors & Drawers in kitchen

### MILLWORK, DOORS & HARDWARE

- Painted white or Chesapeak Oak Trim/Doors
- Schlage® Plymouth style door hardware Satin Nickel Knobs
- Closetmaid Shelf and Rod wire shelving in all Closets & walk in pantries per plan (Allowance)
- Drywall window returns with painted window sill and apron

### ACCESSORIES

- Mirror Allowance
- Toilet Paper holders & Towel bars Allowance

### FLOORING

- Durable, Armstrong and Mannington vinyl flooring
- Shaw Wood or Reclaimed Laminate as per plan
- Durable 25oz. Stain resistant carpet
- Crush-Guard 6 lb. Carpet Foam Pad
- Ceramic tile in Master Bath

### CLEANING

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

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