



Standard Features - II

- Energy Seal – Corners, top & bottom plates poured basement – parging, tar coating & French drain system
- Poured concrete walls & floors
- Tongue & Groove sub floors glued and nailed
- 25 Year 15 lb. felt shingles
- Engineered roof trusses
- Maintenance free soffit & fascia
- Maintenance free one piece seamless gutters & downspout (white)
- Vinyl exterior siding (choice of color)
- Vinyl shutters (choice of color & style)
- Steel front door painted to match shutters unless otherwise specified
- Poured concrete front porch and sidewalk from porch to driveway
- Gravel driveway
- Well & Septic unless otherwise specified by builder
- All disturbed areas of yard raked & graded with seed & straw
- 2 panel interior doors with brushed nickel hardware
- Drywall glued and screwed
- 2 coats of interior paint (flat) through-out the home (off-white)
- 2 coats of paint on all trim (white)
- Single hung tilt-out low-E vinyl windows with inside grills and screens
- Stainless steel appliances (Refrigerator, Stove, Dishwasher & Microwave)
- Stainless steel kitchen sink
- Fixtures (satin nickel)
- Level 1/ A Granite (select at Home Depot)
- White cultured marble vanity tops unless otherwise specified
- One piece acrylic surround tub enclosure (white)
- Large plate glass mirrors (same width as vanity)
- Ceramic tile – bathroom floors (**\$2.09/square foot allowance**)
- Standard Carpet and pad **up to \$16/ square yard** (choice of color)
- Pre-finished hardwood flooring in specified areas by builder **up to \$3.50/square foot** (choice of finish)
- Interior handrails (if applicable)
- Central A/C
- Front Doorbell
- Electric smoke detectors with battery backup per building code
- All bedrooms pre-wired for ceiling fans
- Recessed lights in kitchen
- Recessed lights in bathroom
- 2 TV & 2 Telephone jacks
- 2 exterior electric outlets & 2 exterior hose bibs
- 1 single light at all exterior doors unless otherwise specified by builder
- Sump Pump
- Painted Foundation

(Note: does not include gas lines for gas stove – gas line is additional. Builder does not pay delivery fees and no credit is given for unused allowances.)

Updated 10/19/18