

Liberty View Estates

Quality Features & Amenities

Foundation

- 8' 0" Poured Concrete Walls
- Egress Window Well System
- Footer Drainage System
- Sump Pit and Pump
- Recommended Option:
 - Superior Wall Basement
 - Bilco Entry Door System

Framing

- 2" x 10" Floor Joists @ 16" O.C.
- ¾" T&G OSB Sub Flooring
- 2" x 6" @ 16" O.C. (Exterior)
- 2" x 4" @ 16" O.C. (Interior)
- Engineered Truss Roof System
- 20' x 20' – Front Loaded 2 Car Garage
- Recommended Option:
 - I - Joist Floor System

Roofing

- 7/16" OSB Sheathing
- #15 Felt Paper
- 30-year Architectural Fiberglass-Asphalt Shingles
- Aluminum Flashing

Low Maintenance Exterior

- House Wrap – Air and Moisture
- 4" Vinyl Siding
- Vinyl Soffit & Aluminum Fascia
- Aluminum Gutters & Downspouts
- Concrete Front Porch and Walkway
- Recommended Option:
 - Stone Veneer

Windows & Doors

- 6-Panel Steel Front Door
- One 16'x7' Raised Panel Garage Door
- Single-Hung White Vinyl Windows with Low-E Glass, Half Screens and Grills-Between-Glass

Heating & Cooling

- Digital thermostat
- 13-SEER Electric Heat Pump
- Central Air Conditioning
- 50-Gallon Electric Hot Water Heater

Electrical

- 200 Amp Service
- Door Bell Chime & Button
- Direct Wired Smoke Detectors with Battery Back-Up (all floors and bedrooms)
- 220 Receptacle for Dryer Hook-Up
- 2 Exterior Outlets
- 1 Exterior spotlight
- Lighting Package

Plumbing

- Washer Hook-Up
- Front & Rear Exterior Spigots (frost free)
- Zurn PEX (flexible pipe) Water Lines and PVC Soil Lines
- Water Line for Ice Maker in Kitchen

Insulation

- R-19 Fiberglass in Exterior Walls and Basement Ceiling
- R-38 Cellulose in Ceilings
- Recommended Option:
 - R-19 Cellulose in Exterior Walls

Interior Walls & Ceilings

- ½" Drywall Finished & Painted in House

Cable TV & Telephone

- Pre-Wired for 5 CATV Outlets
- Pre-Wired for 2 Telephone Outlets

Kitchen & Baths

- Semi-custom Cabinetry by Aristokraft - Oakland
- Laminate Countertops & Backsplash
- Stainless Steel Double Bowl Kitchen Sink
- Dishwasher and Electric Range
- Moen Faucets
- Cultured Marble Vanity Tops
- Mirrors over vanities
- Exhaust Fans in all Baths
- Chrome Bath Accessories
- Recommended Option:
 - Custom Cabinetry by Kitchen Craft
 - Granite Countertops

Finishes

- 6-Panel Hollow Core Doors
- 2 ¼" Window and Door Casing
- 3 ¼" Painted Baseboard
- Painted Window Sills and Aprons
- Vinyl & Carpet throughout

Miscellaneous

- Ventilated Closet Shelving
- House Cleaned and Ready to Move-In
- Lot is Raked & Seeded (Disturbed Areas Only)
- Front Landscape Package
- Underground Utilities
- Water Well and Standard Septic System
- 10' wide by 75' Long Paved Driveway
- Recommended Option:
 - Side-Load Garage
 - 15'x15' Paved Turn-Around Area
- Many "Green" Features Available

Specifications are offered subject to errors and omissions. The Builder reserves the right to change said specifications without prior notice. The Builder also reserves the right to substitute materials of equal quality, if deemed necessary.