

BLACK ROCK ESTATES

Standard Features & Amenities

Foundation

-) 8' Poured Concrete Walls
-) Egress Window Well System
-) Footer Drainage System
-) Sump Pit and Pump

Framing

-) 2" x 10" or 2" x 12" 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' – Side Loaded 2 Car Garage

Roofing

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

Low Maintenance Exterior

-) Front Elevation "C" Included
-) House Wrap – Air and Moisture
-) 4" Vinyl Siding
-) Vinyl Soffit & Aluminum Fascia
-) Aluminum Gutters & Downspouts
-) Concrete Front Porch and Walkway
-) Partial Stone Veneer on Front
-) Large Cast Fiberglass Porch Columns

Windows & Doors

-) 6-Panel Steel Exterior Doors
-) One 16'x7' Insulated Raised Panel Garage Door with a Mech. Opener
-) Single-Hung White Vinyl Windows with Low-E Glass, Half Screens and Grills-Between-Glass

Heating & Cooling

-) Digital thermostat
-) 14-SEER Electric Heat Pump
-) Central Air Conditioning
-) 52-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
-) 4 Recessed Lights in Kitchen
-) 2 Exterior Outlets
-) 1 Exterior spotlight
-) Exterior Post and Light
-) Lighting Package

Plumbing

-) Washer Hook-Up
-) Front & Rear Exterior Spigots (Frost Free)
-) PEX (Flexible Pipe) Water Lines and PVC Soil Lines
-) Water Line for Ice Maker in Kitchen

Insulation

-) R-21 Fiberglass in Exterior Walls and Basement Ceiling
-) R-38 Cellulose in Ceilings

Interior Walls & Ceilings

-) ½" Drywall Finished & Painted in House

Cable TV & Telephone

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

Kitchen & Baths

-) Level 2 Cabinetry with All Plywood Construction and Soft-Close Drawers/Doors
-) 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

Finishes

-) 6-Panel Hollow Core Doors
-) 2 ¼" Window and Door Casing
-) 5 ¼" Painted Baseboard
-) Painted Window Sills and Aprons
-) Hardwood Foyer and Kitchen
-) Luxury Vinyl Tiles in Laundry Room and All Bathrooms
-) Carpet Throughout the Rest of the House

Miscellaneous

-) Ventilated Closet Shelving
-) House Cleaned and Ready to Move-In
-) Lot is Raked & Seeded (Disturbed Areas Only)
-) Landscaping Package Includes a Front Mulch Bed with 12 Shrubs
-) Underground Utilities
-) Water Well and Standard Septic System
-) 10' wide by 75' Long Paved Driveway

Specifications offered are 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.