



LAP RIDGE

Standard Features & Amenities

Foundation

- ⌋ 8' 0" 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.
- ⌋ 3/4" T&G OSB Sub Flooring
- ⌋ 2" x 6" @ 16" O.C. (Exterior)
- ⌋ 2" x 4" @ 16" O.C. (Interior)
- ⌋ Engineered Truss Roof System
- ⌋ Front Loaded 2 Car Garage

Roofing

- ⌋ 7/16" OSB Sheathing
- ⌋ #15 Felt Paper
- ⌋ GAF Lifetime Architectural Fiberglass-Asphalt Shingles
- ⌋ Aluminum Flashing

Low Maintenance Exterior

- ⌋ Front Elevation A Included
- ⌋ House Wrap – Air and Moisture
- ⌋ Double 4 1/2" Lapp Vinyl Siding
- ⌋ Vinyl Soffit & Aluminum Fascia
- ⌋ Aluminum Gutters & Downspouts
- ⌋ Concrete Front Porch and Walkway

Windows & Doors

- ⌋ 6-Panel Steel Front Door
- ⌋ One 16'x7' Insulated Raised Panel Garage Door
- ⌋ 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
- ⌋ 50-Gallon Electric Hot Water Heater

Electrical

- ⌋ 200 Amp Service
- ⌋ Door Bell Chime & Button
- ⌋ Direct Wired Smoke and Carbon Dioxide Detectors with Battery Back-Up (all floors and bedrooms)
- ⌋ 220 Receptacle for Dryer Hook-Up
- ⌋ 5 Recessed Lights at Kitchen
- ⌋ 2 Exterior Outlets
- ⌋ 1 Exterior spotlight
- ⌋ 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 R-30 Fiberglass in Basement Ceiling
- ⌋ R-38 Cellulose in House Ceilings

Interior Walls & Ceilings

- ⌋ 1/2" Drywall Finished & Painted Throughout House

Cable TV & Telephone

- ⌋ Pre-Wired for 2 CATV Jacks
- ⌋ Pre-Wired for 2 Telephone Jacks

Kitchen & Baths

- ⌋ Level 1 Cabinetry – All Plywood Construction
- ⌋ Laminate Countertops with 4" 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 1/4" Window and Door Casing
- ⌋ 3 1/4" Baseboard
- ⌋ Window Sills and Aprons
- ⌋ Hardwood Foyer
- ⌋ Vinyl & Carpet Throughout the Rest of the House

Miscellaneous

- ⌋ Ventilated Closet Shelving
- ⌋ House Cleaned and Ready to Move-In
- ⌋ Lot Raked & Seeded
- ⌋ Underground Electric and Communication Lines
- ⌋ Public Water and Sewer Utilities
- ⌋ Paved Driveway from Road to Garage

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.