



FORREST AVE

Standard Features & Amenities

Foundation

- J 8'-0" Poured Concrete Walls
- J Egress Window Well System
- J Footer Drainage System
- J Sump Pit and Pump

Framing

- J 2" x 12" Floor Joists @ 16" O.C.
- J ¾" T&G OSB Sub Flooring
- J 2" x 6" @ 16" O.C. (Exterior)
- J 2" x 4" @ 16" O.C. (Interior)
- J Engineered Truss Roof System
- J 21' x 21' – Front Loaded 2 Car Garage

Roofing

- J 7/16" OSB Sheathing
- J Synthetic Underlayment
- J Lifetime Architectural Fiberglass-Asphalt Shingles
- J Aluminum Flashing

Low Maintenance Exterior

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

Windows & Doors

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

Heating & Cooling

- J Digital thermostat
- J Natural Gas Furnace
- J Central Air Conditioning
- J 50-Gallon Electric Hot Water Heater

Electrical

- J 200 Amp Service
- J Door Bell Chime & Button
- J Direct Wired Smoke Detectors with Battery Back-Up (all floors and bedrooms)
- J 220 Receptacle for Dryer Hook-Up
- J 4 Recessed Lights in Kitchen
- J 2 Exterior Outlets
- J 1 Exterior spotlight
- J Exterior Post and Light
- J Lighting Package

Plumbing

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

Insulation

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

Interior Walls & Ceilings

- J ½" Drywall Finished & Painted at Main House

Cable TV & Telephone

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

Kitchen & Baths

- J Level 1 Cabinetry with All Plywood Construction
- J Laminate Countertops & Backsplash
- J Stainless Steel Double Bowl Kitchen Sink
- J Dishwasher and Electric Range
- J Moen Faucets
- J Cultured Marble Vanity Tops
- J Mirrors over vanities
- J Exhaust Fans in all Baths
- J Chrome Bath Accessories

Finishes

- J 6-Panel Hollow Core Doors
- J 2 ¼" Window and Door Casing
- J 3 ¼" Painted Baseboard
- J Painted Window Sills and Aprons
- J Upgraded Door Hardware Finish
- J Hardwood Flooring at Foyer
- J Carpet and Sheet Vinyl Throughout the Rest of the House

Miscellaneous

- J Ventilated Closet Shelving
- J House Cleaned and Ready to Move-In
- J Lot is Raked & Seeded (Disturbed Areas Only)
- J Landscaping Package Includes a Front Mulch Bed with 10 Shrubs and 1 Tree
- J Underground Utilities
- J 65' Long Paved Driveway
- J Public Sewer and Water Utilities

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.