

HAIN ROAD

Standard Features & Amenities

Foundation

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

Framing

- ⌋ 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
- ⌋ Synthetic Underlayment
- ⌋ Lifetime Architectural Fiberglass-Asphalt Shingles
- ⌋ Aluminum Flashing

Low Maintenance Exterior

- ⌋ Exterior Front Elevation "A"
- ⌋ House Wrap – Air and Moisture
- ⌋ Double 4" Lapp Vinyl Siding
- ⌋ Vinyl Soffit & Aluminum Fascia
- ⌋ Aluminum Gutters & Downspouts
- ⌋ Concrete Front Stoop and Walkway

Windows & Doors

- ⌋ 6-Panel Fiberglass Doors
- ⌋ 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 with Central Air Conditioning
- ⌋ 50-Gallon Electric Hot Water Heater

Electrical

- ⌋ 200 Amp Service
- ⌋ Door Bell Chime & Button
- ⌋ Smoke and Carbon Monoxide Detectors per Code
- ⌋ Range/Dryer Hook-Ups
- ⌋ 5 Recessed Lights at Kitchen
- ⌋ Ceiling Light at Each Room
- ⌋ 2 Exterior Outlets
- ⌋ 1 Exterior spotlight
- ⌋ Lighting Package Allowance

Plumbing

- ⌋ Washer Hook-Up
- ⌋ 2 Exterior Hose Bibs
- ⌋ 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-11 Fiberglass at Basement Walls
- ⌋ R-38 Blown Fiberglass in House Ceilings

Interior Walls & Ceilings

- ⌋ ½" Drywall Finished & Painted Throughout House

Cable TV & Telephone

- ⌋ Pre-Wired for 4 CATV/Phone Jacks

Kitchen & Baths

- ⌋ Level 1 Cabinetry – All Plywood Construction
- ⌋ Laminate Countertops with 4" Backsplash
- ⌋ Stainless Steel Double Bowl Kitchen Sink
- ⌋ Dishwasher, Electric Range and Microwave Allowance
- ⌋ Chrome 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
- ⌋ 3 ¼" Baseboard
- ⌋ Window Sills and Aprons
- ⌋ Hardwood Flooring at Foyer
- ⌋ Sheet Vinyl & Carpet Throughout the Rest House

Miscellaneous

- ⌋ Coated Wire Closet Shelving
- ⌋ House Cleaned and Ready to Move-In
- ⌋ Lot Raked & Seeded
- ⌋ Underground Utilities
- ⌋ Water Well and Septic System
- ⌋ Paved Driveway from Road to Garage
- ⌋ Stormwater Improvement Allowance