

## 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 3/4" 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 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 Exterior Front Elevation "A"
- J House Wrap – Air and Moisture
- J Double 4 1/2" Clapboard Vinyl Siding
- J Vinyl Soffit & Aluminum Fascia
- J Aluminum Gutters & Downspouts
- J Concrete Front Stoop and Walkway

### Windows & Doors

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

### Heating & Cooling

- J Digital thermostat
- J 14-SEER Electric Heat Pump with Central Air Conditioning
- J 50-Gallon Electric Hot Water Heater

### Electrical

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

### Plumbing

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

### Interior Walls & Ceilings

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

### Cable TV & Telephone

- J Pre-Wired for 4 CATV/Phone Jacks

### Kitchen & Baths

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

### Miscellaneous

- J Coated Wire Closet Shelving
- J House Cleaned and Ready to Move-In
- J Lot Raked & Seeded
- J Underground Utilities
- J Water Well and Standard Septic System or Tie-in to Public Water and Sewer
- J 75' Paved Driveway from Road to Garage