

# HARAMBE OVERLOOK

## Standard Features & Amenities

### Foundation

- ) 8' 0" Poured Concrete Walls
- ) Rear Daylight Basement with 1 – 3' Door and 1 Window
- ) Form-A-Drain Foundation 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
- ) 21' x 21' Side Loaded 2-Car Garage

### Roofing

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

### Low Maintenance Exterior

- ) Exterior Front Elevation "C" per Model Sheet
- ) Real Fieldstone Veneer at Visible Side and Rear Foundation Walls
- ) House Wrap – Air and Moisture
- ) Double 4 ½" Clapboard Vinyl Siding
- ) Vinyl Soffit & Aluminum Fascia
- ) Aluminum Gutters & Downspouts
- ) Concrete Front Stoop and Walkway

### Windows & Doors

- ) 6-Panel Fiberglass Doors
- ) One 16'x7' Insulated Recessed Panel Garage Door
- ) Single-Hung White Vinyl Windows with Low-E Glass/Argon, 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
- ) Exterior Post and Light
- ) Standard Lighting Fixture Allowance

### Plumbing

- ) Level 1 Faucet and Accessory Package
- ) 2 Exterior Hose Bibs
- ) PEX (Flexible Pipe) Water Lines and PVC Soil Lines
- ) Water Line for Ice Maker in Kitchen
- ) Washer Hook-Up

### Insulation

- ) R-21 Fiberglass in Exterior Walls
- ) R-11 Fiberglass at Basement Walls
- ) R-49 Blown Fiberglass in House Ceilings

### Interior Walls & Ceilings

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

### Cable TV & Telephone

- ) Pre-Wired for 4 CATV/Phone Jacks

### Kitchen & Baths

- ) Level 2 Kitchen and Bath Cabinetry with All Plywood Construction and Soft-Close Doors/Drawers
- ) Laminate Countertops with 4" Backsplash
- ) Stainless Steel Double Bowl Kitchen Sink
- ) Standard Appliance Allowance
- ) Cultured Marble Vanity Tops
- ) Mirrors Over Vanities
- ) Exhaust Fans in All Baths

### Finishes

- ) 6-Panel Hollow Core Doors
- ) 2 ¼" Painted Window and Door Casing
- ) 5 ¼" Painted Baseboard
- ) Painted Window Sills and Aprons
- ) Level 1 Hardwood or LVP Flooring at Foyer, Kitchen & Drop-Zone
- ) Level 1 Luxury Vinyl Tile at Laundry Room and All Full Baths
- ) Level 2 Carpet Throughout the Rest House
- ) Coated Wire Closet Shelving

### Miscellaneous

- ) Coated Wire Closet Shelving
- ) Standard Excavation Package
- ) Fine Grading and Seeding of Lot
- ) Level 1 Landscaping Package with 3' Mulch Beds at Front of House
- ) Water Well and Tie-in to Public Sewer
- ) Paved Driveway with Parking Area and Turnaround at Garage
- ) Underground 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.*