



Architectural Features & Amenities

STRUCTURAL AND MECHANICAL

Foundation:

- 12 course full basement w/ floating concrete slab
- **Delta MS** waterproof coating & plastic membrane
- Foundation drainage system with drain tile
- Masonry reinforcement w/ re-bar in piers & grouted
- Two car attached garage with reinforced concrete floor

Framing and Drywall:

- Advantech 5/8" engineered sub-floor system
- Kiln Dried Hem Fir - Walls 2 X 6; Floor joists 2 X 10
- ½" Drywall is screwed, glued & nailed

Roofing and Siding:

- 30 year architectural roof shingles
- Ice & Water Shield installed on eaves & valleys
- Maintenance free vinyl siding & soffits
- Maintenance free aluminum wrapped fascia
- Aluminum gutters & downspouts
- "Smart-trim" exterior trim detail

Plumbing:

- Public sanitary & storm sewer systems
- **Kohler** plumbing fixtures
- **Moen** kitchen & bath faucets and shower valves
- **Insinkerator** disposal
- **Aker** Fiberglass tubs/showers
- Laundry hookups with ducted dryer vent
- Shut off valves under all sinks & toilets
- First floor laundry
- Two frost free hose bibs
- 3/4" PEX water supplies

Energy Efficiency Package

- Hi-efficient 90+ Natural gas, forced air, furnace
- Hi-efficient 50 gal. glass-lined electric water heater
- Tyvek whole house air infiltration barrier
- Energy Efficient Low "E" argon gas filled vinyl windows
- Energy Efficient Low "E" argon gas filled patio doors
- R-19 wall insulation system
- R-38 ceiling insulation system
- R-11 basement insulation

Electrical:

- 200 amp electrical service
- Underground electric, CATV & phone service
- Hard wired smoke & carbon monoxide detectors
- 220V receptacles for dryer & range
- Two pre-wired telephone outlets
- Two pre-wired cable outlets
- \$1,000 lighting allowance
- Pre-wiring walk through w/ electrician
- Dedicated microwave range hood circuit or ductless fan

Other Mechanicals:

- Ducted exhaust fans in all full baths
- Balanced supply & return air ducts

INTERIOR FEATURES

Kitchen and Baths:

- Hardwood raised panel kitchen cabinetry
- Laminate kitchen counter tops
- Dishwasher Allowance \$300
- Master Bath & Guest Bath vanities w/ laminate tops
- Mirrors & towel bars in baths
- Ceramic tile bath floors

Interior Design and Amenities:

- Choice of oak or ceramic tile in foyer
- Choice of two or six panel doors w/ nickel hardware
- Resilient flooring kitchen, dinette, mud hall & laundry areas
- Stain-resistant wall-to-wall carpet w/ pad
- Flat latex paint living area walls
- Eggshell paint kitchen & bath walls
- Colonial trim with semi-gloss latex paint finish
- Ventilated closet shelving
- 9 Foot ceilings w/ cathedral (or tray ceiling) in great room (per plan)

Exterior & Other Details

- Window grills (front elevation only)
- Cultured Stone Accents (200 SF allowance)
- 18' ± wide blacktop driveway (#1 binder)
- Hydro-seeded lawn
- Custom Cast Aluminum Mailbox with decorative post
- Floor plans you can customize
- All home sites are served by Frontier fiber optic service

PLATINUM PACKAGE ADDS: (Available at additional cost)

- Upgraded kitchen cabinetry with granite counter tops
- Granite vanity tops in master bath
- Ceramic tile floors in mud hall, laundry, powder room
- Gas fireplace with custom mantle & tile surround
- Solid red oak hardwood floors in kitchen & dinette
- Stainless steel double bowl under mount kitchen sink
- Central Air Conditioning 13 SEER
- Dusk to Dawn exterior post light (fixture not included)

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