



SPECIFICATIONS & STANDARDS

FLOORING

- 2 x 10 floor joists, ¾" T&G plywood decking, glued and nailed
- Large selection of carpeting for bedrooms and family room
- 3 ¼" Oak hardwood flooring in Kitchen, Living Room, Dining Room and Entry foyer
- Ceramic tile in bathrooms and laundry

ROOF

- 30 year Tamko fiberglass shingles (Architectural style)
- White aluminum fascia
- White vented vinyl soffits
- Cathedral or tray master bedroom ceiling
- 9' Ceilings on first floor

WALLS

- Poured concrete foundation
- 2 x 6 exterior walls

EXTERIOR

- Front porch in treated lumber with decorative railings for all front porch models
- Maintenance free Certainteed (Main Street) vinyl siding in contemporary design colors
- Maintenance free Silverline vinyl exterior double-hung windows and slider with screens and grilles between glass
- Therma-Tru insulated exterior door with 2 sidelights
- Seamless aluminum gutters and leaders
- Frost-free hose bibs and double exterior outlet boxes in front and rear
- Front & rear decorative lights fixtures and spot lights by garage doors
- 12 x 16 pressure treated lumber deck outside sliding door
- Concrete walkway from driveway to front entrance
- Seeded yard (as per contract)
- Drilled well and sewer disposal system



INTERIOR

- White Kohler bathroom fixtures with chrome Kohler faucets
- Ceramic tilted shower walls in master and hall bathrooms
- Merillat Classic cabinets in kitchen and upstairs bathrooms (maple or oak) with granite countertops in kitchen and cultured marble tops in upstairs bathrooms
- General Electric dishwasher, self-cleaning range/oven and microwave
- Painted six-panel colonial style hardboard interior doors
- Benjamin Moore Paint - 2 coats on walls (up to 3 colors). Ceilings – 2 coats of Flat Linen White
- Colonial style 4 5/8" base moldings and 2 1/4" window and door casings
- Crown Molding in Formal Living Room and Dining Room
- Chair Rail in Dining Room
- Oak polyurethane railings with painted colonial spindles
- Painted pine risers
- White wire shelving in closets
- Full basement and large attic for extra storage
- Hot water baseboard heat, oil fired Peerless or Weil-Mclain wet base boiler and hot water storage tank; 330 gallon oil tank in basement
- Large walk-in closet in master bedroom
- Home office on main floor in some models
- Large laundry room on first floor
- Zero clearance fireplace with tile hearth and wood surround with painted poplar mantel
- Central Air Conditioning
- Wiring and piping (interior wall) for central vac

ELECTRICAL

- 200 amp electric service with ample outlets and switches
- All appliance hook ups
- Underground wiring for cable TV (4) and telephone (4)
- Smoke detectors in all bedrooms and on both living floors
- Carbon Dioxide Detectors as per building code
- 3 or 4 zone heat depending on model.

OTHER OPTIONS AVAILABLE UPON REQUEST

BUILDER RESERVES THE RIGHT TO SUBSTITUTE SPECIFICATIONS
OF EQUAL OR GREATER QUALITY