

Included Features for Duplex and Townhomes

House

7" x 20" concrete footers
Perimeter foundation drain w/ sump pit
8" Poured concrete basement walls with clear sealer
4" thick concrete basement floor
2 X 10 floor joist 16" o.c.
3/4" T&G sub-floors
2 X 6 exterior walls 16" o.c. w/ wood sheathing
Roof trusses engineered for each home plan
House wrap air barrier on exterior walls
R-49 ceiling insulation
R-21 exterior wall insulation w/ sealed framing joints

Garage

4" thick reinforced concrete garage floor
Insulated overhead garage door with windows
Garage door operator with remote controls
All frame walls and ceiling insulated
All frame walls and ceiling drywalled and ready for paint

Exterior

Concrete entry walks from drive to porch
Vinyl insulated low E double hung tilt windows
(20 year warranty on hardware, glass, and screen frame)
Windows have grills in glass and full screens
Fiberglass raised panel front entrance door
Lifetime warranty architectural shingles
Roof ridge vent for attic ventilation
Vinyl siding and soffit
Seamless aluminum gutter and downspouts
Stone veneer as per plan
Concrete patio
Satin nickel lever handle locksets on exterior doors
Asphalt paved driveway
Lawn graded and seeded w/ straw cover
Builder shrub package

Interior

1/2" drywall glued and screwed on walls and ceiling
One coat flat paint on walls and ceiling
Arched panel interior doors semi-gloss paint
3 1/4" window and door trim semi-gloss paint
4 1/4" baseboard semi-gloss paint
Satin nickel lever handle door latches
Vinyl coated ventilated wire closet shelves
Stain resistant carpet

Kitchen and Bath

Vinyl flooring in kitchen and bathrooms
Kitchen cabinets, choice of styles w/ crown molding
Laminate kitchen counter top with 4" back splash
Cultured marble vanity tops
Mirrors, towel bars, paper holders and shower rods
GE self-cleaning, electric, smooth top range - stainless steel
GE electronic control built-in dishwasher with stainless steel door
GE over the range microwave - stainless steel
Garbage disposal

Electrical

200 amp electric service
Electrical outlets to meet code
Hard-wired smoke detectors with battery backup
52" ceiling fan w/ light kit in living room
Ceiling lights in bedrooms
Four recessed lights in kitchen
4 Cable jacks, 2 phone jacks
Fan/light combination in full baths and fan in 1/2 bath
Doorbell at front door
Two exterior electric outlets, front and rear of home
Exterior lights at each entrance

Plumbing and HVAC

High efficiency natural gas furnace with central A/C
50 gallon electric water heater
Hookups for washer and dryer
PEX water supply lines
PVC drain lines
Ice maker hook up for refrigerator
Public water
Public sewer
Sump pump w/ automatic float switch
Two exterior hose bibbs, in garage and rear of home
One piece white fiberglass tub and shower units
Stainless steel double bowl kitchen sink
Moen chrome faucets in kitchen and bathrooms