

## Standard Features included in Every Home we build.

### **BASEMENT AND FOUNDATION**

- 16" x 8" Poured concrete footer.
- 8' poured walls. (12" as needed)
- Basement walls reinforced with steel rebar per code.
- GMX 30 year waterproofing on all exposed block.
- exterior and interior footer drain surrounds perimeter of basement with gravel backfill to grade.
- Poured concrete basement, garage, and porch floors.
- Vinyl sash basement windows.
- Sump pump for footer drain as required.

### **ENERGY EFFICIENT CONSTRUCTION**

- Building permit.
- On site stick-built construction.
- Exclusive use of kiln dried lumber.
- Full 8' ceiling heights throughout.
- 2 x 10 floor joist 16" O.C.
- 3/4" tongue and groove OSB sub floor glued and nailed to minimize squeaks.
- Premium 2 x 6 kiln dried studs installed 16" O.C. for all interior and exterior walls.
- 7/16" OSB sheathing on all exterior walls for added strength.
- Double top plates.
- 2 x 10 headers at all bearing walls. Structurally engineered designed roof truss system.
- 1/2" OSB roof sheathing
- Architectural self-sealing roof shingles with Ice Guard installed in all valleys.
- Shingle over continuous ridge vent, roof overhangs with soffit vents and gable vents to provide attic ventilation.
- R-19 Kraft faced wall insulation.
- R-13 Rim joist insulation.
- R-38 Blown-in ceiling insulation.

### **EXTERIOR**

- Windows with high performance insulating glass.
- Screens for all windows and patio door.
- Insulated exterior doors.
- Insulated raised panel garage doors.

- Vinyl siding with a limited lifetime warranty in a variety of color choices.
- Seamless aluminum gutters and downspouts in a variety of color choices.
- Brush nickel finish exterior door locks and deadbolts all keyed alike.

### **INTERIOR**

- Cabinets for kitchen and bath cabinetry, choice of Oak or Maple.
- Wood toe kicks under all kitchen and bath cabinetry.
- Level 1 Quartz (Vanity Program) custom kitchen counter tops.
- Level 1 Quartz (Vanity Program) bath vanity tops.
- Plated mirrors for all bathrooms.
- Shower door for master bath fiberglass shower.
- Brush nickel finish interior door hardware with privacy locks on bedrooms and baths.
- MDF trim painted through-out home.
- 2 Panel white hollow core masonite interior doors.
- All interior doors and windows are jammed and cased with MDF trim.
- All trim is professionally painted.
- All interior walls are professionally painted throughout with 2 coats of flat paint, 1 color.
- 1/2" Drywall on walls and 5/8" Drywall on ceilings.
- All garages completely drywalled. Fire tape only.
- Antique texture on interior ceilings.
- Stain-resistant nylon carpet.
- LVP for foyer, baths, kitchen, and dinette
- Pre move-in cleaning.

### **HEATING/ELECTRICAL/PLUMBING**

- Lennox 92% gas or propane furnace is specially designed for the comfort of each home.
- 200 amp electrical service.
- Designer light fixtures. \$1 per square foot allowance
- Lights at all exterior doors.
- Ceiling lights in all bedrooms.

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- 2 TV outlets in location selected by homeowner.
- Electric smoke detectors with battery backup installed on each floor and in each bedroom.
- Exhaust fans in all baths.
- Front door bell.
- Exterior GFI electrical outlets – 1 front and 1 rear.
- 1 GFI electrical outlet in garage.
- Garage pre-wired for garage door opener.
- Pex water lines.
- 50-gallon gas hot water heater.
- Utility hookups for washer and dryer.
- Exterior dryer exhaust vent.
- Laundry tub.
- Copper water line for refrigerator ice-maker.
- Floor drain in garage and basement.
- Exterior freeze proof faucets – 1 in front and 1 in rear.
- Shut-off valves at all sinks, faucets, and water closets.
- 1 Piece fiberglass tub and shower units.
- Posi-Temp Pressure balancing tub and shower faucets.
- Stainless steel undermount kitchen sink.
- Kitchen sink faucet with sprayer.
- All Faucets come with a lifetime limited warranty.

### **OPTIONAL ITEMS NOT INCLUDED IN BASE PRICE OF HOMES. THESE ITEMS WILL BE PRICED UPON SITE LOCATION AND PLAN SELECTED**

- Construction and or permanent driveway.
- Excavation and prep.
- Sewer, water, septic and well hookups and installation.
- Appliances.
- Decks and patios.
- Landscaping.
- Fireplace.