

FOUNDATION

Poured concrete foundation
Full unfinished basement

FRAMING

Pre-engineered floor joist system
2" x 4" – 2" x 6" Kiln dried stud at 16" OC
7/16" OSB exterior wall sheathing
7/16" OSB roof sheathing and FRP per code

INTERIOR FEATURES

9 ft. High ceilings on first floor
Natural gas fireplace with decorative wood mantel and marble
Hearth and surround in family room
Laundry room with washer/dryer hook-up
Embossed six-panel interior doors
Structured wiring featuring (2) cat-5 telephone (2) RG-6 cable outlets
48 Gallon direct vent natural gas hot water heater
Pre-wired for garage door opener
Hardwood floor in foyer
Stain resistant wall-to-wall carpeting in choice of colors
Handsome light fixtures
Crown molding in living and dining room
Chair rail in dining room
Colonial stair railings with choice of stain
Ventilated closet shelving

KITCHEN AND BATHROOMS

Tile floors in owners and hall bathrooms
Choice of 42" wood kitchen cabinets
Laminated countertops, choice of color
Quality appliances, including self-cleaning electric range with hood
and dishwasher
Double-bowl stainless steel sink with chrome faucet and garbage
disposal
Waterline for icemaker
No wax vinyl floors in kitchen, laundry and powder rooms
White acrylic soaking tub in owner's bathroom
White fiberglass shower and tub enclosures
Wood vanity cabinets and cultured marble tops

HVAC

Direct vent natural gas 95% high efficiency heat

EXTERIOR PORCH, DECK, AND DRIVEWAY

Stately brick, stone and vinyl or brick and vinyl elevations
Maintenance-free vinyl siding
Maintenance-free vinyl soffit and fascias
Maintenance-free vinyl tilt single-hung windows with grids and screens
Two car garage
25 Year fiberglass roof shingles
Exterior electric outlets and water faucets, (2) each
Seamless aluminum gutters and downspouts with splashblocks
Insulated fiberglass entrance door
Kwikset door locks
R-38 Blown insulation in ceiling
R-13 Insulation on walls
Vinyl, colonial-style shutters paneled
Front door chime
Poured foundation walls with exterior damp proof treatment
Perimeter foundation drainage system with sump pump
Steel beam construction
Asphalt driveway
Sod front and side yards, seeded rear yard
Professional landscape package
Public water and sewer

QUALITY CONSTRUCTION AND CUSTOMER SERVICE

Full pre-settlement inspection
Termite protection treatment
10 Year QBW Homebuyers limited warranty