

**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 (6) RG-6 cable outlets  
48 Gallon direct vent natural gas hot water heater  
Direct vent natural gas high efficiency heat  
13 Seer central air conditioning  
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 BATHS**

Tile floors in owners and hall baths  
Choice of 42" wood kitchen cabinets and decorative hardware  
Laminated countertops, choice of color  
Quality appliances, including self-cleaning electric range with hood  
and dishwasher  
Double-bowl stainless steel sink with designer 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 bath  
White fiberglass shower and tub enclosures  
Clear glass and chrome swing shower doors  
Wood vanity cabinets and cultured marble tops

**HVAC**

13 SEER central air conditioner  
Natural gas heater

**EXTERIOR PORCH, DECK, AND DRIVEWAY**

Stately brick and stucco, stone and stucco 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-40 Blown insulation in ceiling  
R-13 Insulation on walls  
Vinyl, colonial-style shutters paneled  
Front door chime  
Full basement  
Termite protection treatment  
Poured foundation walls with exterior damp proof treatment  
Perimeter foundation drainage system with sump pump  
Steel beam construction  
Asphalt driveway  
Yard graded and seeded or sodded where soil is disturbed (sod in front;  
seed side and back)  
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  
Public water & Sewer