

**FOUNDATION**

Poured concrete foundation  
Full unfinished insulated basement

**FRAMING**

Advanced framing technique with 2 x 4 walls and foam filled headers  
Engineered roof trusses and floor systems  
2 x 6 Exterior walls on pre-selected homes and pressure treated stairs off back door/slider

**EXTERIORS, ROOF AND SIDING**

30 Year architectural shingles applied over 15lb.felt paper  
Roof ventilation meshed roll-vented  
Gutters, downspout and splash-blocks  
White vinyl single hung windows with grids and screens  
Maintenance free vinyl siding  
Insulated entrance door  
Sliding door with grids and screens

**INTERIOR FEATURES**

9 FT. Ceilings on first floor  
Washer dryer hook-up  
Waterline for icemaker  
Moen faucets w/limited lifetime warranty  
Ventilated wire shelving  
R-13 Fiberglass batts in exterior walls  
R-38 Fiberglass blown in ceiling  
½" Gypsum wall board glued and nailed  
Two coats of flat latex white paint sprayed and back rolled  
Six panel interior doors  
Low E windows  
3 ½" Feathered edge baseboard painted semi gloss white  
Stain resistant carpet with padding

**KITCHEN AND BATHS**

Custom quality kitchen cabinets  
Laminate countertops  
Custom quality bath vanities  
Cultured marble vanity tops  
No wax vinyl floors in foyer, kitchen, all bathrooms, and laundry area

**APPLIANCES**

30" Electric smooth top range  
24" Dishwasher  
Range hood  
Garbage disposal

**INTERIOR HARDWARE, MIRRORS AND SHOWER DOORS**

Chrome towel bar per bath  
Vanity mirrors with recessed medicine cabinets in full baths  
Oval mirror in powder room

**PLUMBING**

48 gallon gas hot water  
Two frost proof hose bibs  
Tub shower combo low maintenance fiberglass with Posi-Temp chrome facets  
Garden Tub select models fiberglass with Posi-Temp chrome faucet in select model  
White pedestal sink in powder room  
Stainless steel double bowl sink in kitchen w/garbage disposal  
Manifold System

**HVAC**

13 SEER Central Air Conditioner  
Natural gas heater

**ELECTRIC**

200 AMP electrical service  
Electrical service panel  
Electric outlets per code with white plastic outlet covers, receptacles and toggle switches  
Pre-wired for garage door openers  
Lighted door chime at front door  
Pre-wired for 2 Cat-5 phone jacks  
Pre-wired for 2 RG-6 cable jacks  
2 exterior GFI outlets, one in front and one in rear  
Smoke detectors with battery backup  
Decorative light package  
Bath exhaust fans

**EXTERIOR PORCH, DECK, AND DRIVEWAY**

Concrete lead walk  
Asphalt driveways  
Grading and seeding of disturbed areas w/pre-selected landscape package  
Egress window in basement  
Sod front and sides seed rear

**QUALITY AND CUSTOMER**

Pre-settlement inspection  
Termite protection treatment  
10 Year QBW Homebuyers limited warranty  
Public water & Sewer