

Standard Features

INTERIOR

- **Decorative Rods w/side Panels – Main Living Areas**
- 2" Blinds Throughout
- **Shaw 25 oz. "New Wave" Carpet w/ 5# Rebond Pad**
- **Lux Congoleum No Wax Vinyl Flooring**
- 8' Flat Ceilings Throughout
- Stipple Ceiling Finish
- Wall Coverings 3/8" Wall Board
- Ventilated Wire Shelving in Closets
- **LED Recessed Can Lights T/O Except Baths**
- CFL Bulbs Installed
- **Ceiling Fan with Light – Living Room**
- 2" DuraCraft Flat Ceiling Cove, Door & Window Casing Throughout
- **32" 2-Panel White Interior Doors with 3 Mortised Hinges – Bedrooms & Baths**
- High Pressure Countertops-Throughout
- 4" Laminate Backsplash Throughout
- Foyer Linoleum
- Door Chime
- **Pfister Metal Faucets – Kitchen & Baths**

KITCHEN

- **42" Raised Panel DuraCraft Overhead Cabinets**
- Center Shelf Base Cabinets
- Refrigerator Overhead Cabinet
- MDF Stiles
- GFCI Receptacles
- Metal Drawer Guides
- Bank of Drawers (4)
- Cabinet Doorknobs & Drawer Pulls- Black
- Concealed Cabinet Door Hinges
- 8" Stainless Steel Double Bowl Kitchen Sink
- Frigidaire Appliances
 - 30" Free-Standing Electric Range – Black
 - 18 CF Frost Free Refrigerator – Black
- Window Over Kitchen Sink (where available)

BATHS

- 60" 1pc. Fiberglass Tub/Shower – Bath 1 & Bath 2
- Porcelain Square Sinks – Both Baths
- **Elongated Commodes - Both Baths**
- Lighted Power Exhaust Fans – Both Baths
- GFCI Receptacles
- **Towel Bar & Tissue Holders – Both Baths**
- 3-Bulb Strip Bar Vanity Lights – Both Baths
- **Stile Framed Mirrors – Both Baths**

INSULATION

- **Zone III Insulation**
 - R-28 Blown Ceiling Insulation with Vapor Barrier
 - R-13 Fiberglass Insulation in Walls – Single Section
 - R-19 Fiberglass Insulation in Walls – Sections
 - R-11 Fiberglass Insulation in Floors – Between I-Beams
 - R-19 Fiberglass Insulation Floors-Outside I-Beams

EXTERIOR

- Nominal 3/12 Roof Pitch
- **OSB Exterior Sheathing**
- 25 Year Tamko Fiberglass Shingle
- Ice and Water Shield
- Aluminum Fascia w/Vented Soffit
- **36"x80" Residential Fiberglass Front Door with Storm & Deadbolt – Storm Door Shipped Loose**
- **36"x80" Residential Fiberglass Rear with Storm & Deadbolt – Storm Door Shipped Loose**
- Exterior Light at Front & Rear Doors
- Double 4.5" Dutch Lap Vinyl Siding
- (1) Exterior Faucet
- (1) Exterior Recept
- **Conduit Drop**
- Single Hung Low E White Vinyl Windows – No Grids
- 15" Raised Panel Shutters – Door Side & H.E. – Single Section
- 15" Raised Panel Shutters – Door Side - Sectionals
- **Kwikset® Smart Key Locks & Hardware**

UTILITIES

- **Carrier Electric Furnace with Door**
- 200 AMP Service Panel Box
- **In-Line / Perimeter Floor Registers**
- High/Low Return Air System (where available)
- **40 Gallon Electric Water Heater**
- Water Heater Pan with Exterior Drain
- PEX Plumbing
- Wire & Plumb for Washer
- Wire & Vent for Dryer Installed
- Individual Water Shut Offs Throughout
- Recessed Whole House Shut Off
- Linked Smoke / CO Detectors in Main Living Areas and All Bedrooms
- **Ecobee 3 "SMART" Thermostat**

CONSTRUCTION

- Steel I-Beam Frame with Detachable Hitch
- 2"x6" Floor Joists - 16" O.C. Single Section & Sectionals
- 2"x4" Exterior Walls – 16" O.C. Single Section
- 2"x6" Exterior Walls – 16" O.C. - Sectionals
- 19/32" T&G OSB floor Decking Glued & Fastened
- 20 lb. Roof Load
- Roof Truss 24" O.C.
- 7/16" OSB Roof Sheathing
- Ridge Vent Roof Venting
- Metal In-Floor Crossovers – Sectionals
- **Exterior Door Supports, Front & Rear Doors**
- All Exterior Penetrations Sealed
- **Raised Siding – Skirting Application**