



at Rock Creek



STANDARD FEATURES & SPECIFICATIONS

CONSTRUCTION AND SYSTEMS

- Pre-engineered floor system with ¾" OSB tongue and groove sub-flooring, glued and nailed for added structural stability and strength
- Pre-engineered exterior and interior wall panels (components) with 7/16" OSB sheathing.
- House wrap on exterior walls.
- Full, unfinished basement with 8' poured concrete foundation walls with sill sealer to prevent air infiltration—triple sill plates for extra ceiling height.
- Pre-engineered roof trusses with 7/16" OSB roof sheathing, 15 lb. felt paper and 30-year Architectural Shingles
- Flow-Guard Gold® CPVC water supply lines
- Sump pump in basement
- Public water and sewer
- Natural gas underground utilities
- Fire Suppression System (fire sprinkler) as required by code
- Termite Pretreatment

EXTERIOR HOME FEATURES

- 4-1/2" Wolverine® Encore™ Dutch lap vinyl siding (choice of 10 colors).
- Maintenance-free vinyl soffit and aluminum rakes and fascia
- Concrete front steps and stoop surround
- Wrought iron railings on steps as required by building code
- Williamsburg exterior detailing: crosshead window features; pilasters and pediment. (most models).
- Raised panel pre-finished shutters (choice of 15 colors).
- Two-car garage, fully drywalled and taped
- Steel—Carriage Style-16"x7"- solid panel—garage door with decorative hardware and nylon rollers for quiet operation.
- Liftmaster® brand 1/2hp garage door opener with 2 transmitters.
- Asphalt driveway and 36" wide concrete leadwalk
- Two exterior hose bibs; a minimum of two exterior waterproof GFI electric outlets; per electrical code
- Designer front door hardware with deadbolt & bronze kick plate.
- Bronze lantern on front of home
- Custom lamppost with antique bronze lantern
- Landscape package with sodded lawn where disturbed by construction.

ENERGY EFFICIENT HOUSE FEATURES

- Trane® High Efficiency—90%+ gas furnace heating and SEER 13 air-conditioning system with 5 year warranty
- High Efficiency 50 gallon gas hot water heater with Power Vent System
- R-38 insulation in attic ceilings
- R-19 insulation in all overhang areas
- R-13 insulation in side walls
- R-11 insulation on basement walls
- Ply-Gem® 1700™ series Low-E, energy efficient, maintenance-free, single-hung vinyl windows with tilt-in feature, 1" contoured style integral grills and screens
- Ply-Gem® 5700™ series Low-E, sliding glass door in kitchen with 1" contoured style integral grills (per plan)
- Fiberglass insulated front entry door with transom (most models) and Schlage® designer hardware, deadbolt & bronze kickplate.

INTERIOR FEATURES

- 9' ceilings first floor; 8' ceilings second floor.
- Oak hardwood tongue-and-groove flooring with polyurethane finish in foyer and powder room
- Designer wall-to-wall nylon carpet
- Armstrong® Initiator™ wax-free resilient flooring in kitchen and laundry room
- Colonial Trim Package:
 - Six-panel doors with Colonial style casing
 - High quality—lever door handles - choice of Satin Nickel or Bronze
 - Oak stair rails with painted balusters
 - Drywall wrapped door openings and window frames with sills.
 - 5 1/4" baseboards throughout 1st floor, 3 ¼" throughout remaining areas
 - 5 1/4" crown moulding in home office & dining room (where applicable), foyer, & 2nd floor hall
- Ventilated closet and pantry shelving
- Standard lighting package
- Laundry room washer and electric dryer hook-ups with exterior vent
- (2) single CAT5e phone outlets and (4) single RG6 coax taps (no cable jacks) - Homeruns
- CO (carbon monoxide) detectors - one per floor.

KITCHEN FEATURES

- Merillat® Cabinetry – Millbridge II® oak, Series 100® birch or Sundale® maple 42" cabinets with crown moulding, 24" deep refrigerator cabinet with side panels, Lazy Susan, adjustable hidden hinges and choice of over 40 decorative hardware (pulls).
- Durable WilsonArt Gibraltar® Solid Surface countertops (Choose from 10 colors and 4 edge styles)
- Gemstone® Undermount Sink (double bowl - 2 color choices)
- 1/3 HP garbage disposal
- Recessed ceiling light fixtures (per plan)
- Kenmore® Stainless Steel Built-In Microwave: 22-85043
- Kenmore® 30" Stainless Steel "Smooth-Top" Self-Clean Electric Range: 22-92203
- Kenmore® Stainless Steel Dishwasher: 22-15233
- Delta® 441—Single lever faucet with separate spray (chrome)
- Ice-maker rough-in with recessed box and shut-off valve
- Spacious pantry with ventilated shelving

BATHROOM FEATURES

- Ceramic tile in Owner's Bath: 12"x12" Floors, 8"x12" tub/shower surrounds
- Ceramic tile in Secondary Full Baths: 6"x6" white floor and tub/shower surrounds
- Delta® 520-MPU-DST washerless/no-drip faucets
- Merillat Millbridge II® oak, Series 100® birch or Sundale® maple vanities with choice of decorative hardware (pulls) and cultured marble vanity tops in full baths
- Geber® Maxwell™ 22-514 series pedestal sink in powder room
- Exterior vented bathroom exhaust fans

FEATURES THAT PROVE OUR COMMITMENT

- Pre-construction orientation meeting with construction manager
- Initial pre-settlement walk-through orientation
- Final pre-settlement walk-through inspection
- Post-settlement warranty service inspection
- RWC 10-year warranty
- An earned reputation for quality construction since 1951

