



STANDARD FEATURES & SPECIFICATIONS

CONSTRUCTION AND SYSTEMS

- Quality stick-built construction
- Dramatic 8/12-12/12 roof pitch
- 7/16" OSB wood sheathing on exterior walls
- 7/16" OSB roof sheathing with 15 lb. felt paper and 30-year Architectural Shingles
- 3/4" OSB tongue-and-groove subflooring, glued and nailed
- Pre-engineered floor truss systems for added structural stability and strength
- Flow-Guard Gold® CPVC water supply lines
- Sump pump in basement
- Franklin® QuickPak™ constant pressure well pump
- Water softener with Pulsatron® chemical feed system
- Well, Septic Field and LP Gas.
- Interior Fire Suppression system per local building code
- Termite Pre-treatment

EXTERIOR HOME FEATURES

- 6 1/2" CertainTeed® Carolina™ beaded vinyl siding—Eiv 1
- Maintenance-free vinyl soffit and aluminum rakes & fascia
- Brick steps and stoop surround with brick top
- Williamsburg exterior detailing: front door detailing includes full side-lights and transom, (most models) pilasters / pediment
- Full, unfinished basement with 8' poured concrete foundation with 3 piece plumbing rough-in
- Two-car Side-Entry garage, drywalled and taped
- Clopay® Insulated steel garage door(s) with nylon rollers for quiet operation
- Asphalt driveway with 42" wide concrete leadwalk
- Two exterior hosebibs; two exterior waterproof GFI electric outlets
- One Double-Headed flood light with two switches
- Lamppost with Antique Bronze lantern
- Antique Bronze lantern(s) on front of home per plan.
- Landscape package to include seed and straw stabilization per County approved Sediment Control plan. Upgraded foundation plantings (per plan).

KITCHEN FEATURES

- Merillat® Cabinetry - Gourmet Layout - Choice of Mountain Mist™, Pemberton™ oak or Homestead™ birch raised-panel designs with crown moulding, 24" deep refrigerator cabinet with side panels, adjustable hidden hinges, Lazy Susan (except Stratford model) and decorative hardware.
- Recessed ceiling lights (per plan)
- Stainless Steel Appliances to include:
 - KitchenAid® 30"- 4 burner gas cooktop.
 - Whirlpool® 30" - double wall ovens
 - Whirlpool® 2.0cf Microwave-Range Hood
 - Whirlpool® ENERGY STAR® tall-tub dishwasher
 - Delta® 4353 faucet with pull-out spray (chrome)
- Granite Countertops—Level 1
- Stainless Steel Undermount Sink (Blancowave 510-881 / 887)
- Ice maker rough-in with recessed box and shut-off valve
- Spacious pantry with ventilated shelving

BATHROOM FEATURES

- 8"x12" Ceramic tub and shower surround in all baths
- 12"x12" Ceramic tile floor in Owner's and all secondary baths
- Delta® washerless/no-drip faucets in all baths
- Mirrored medicine cabinet in all full baths (per plan)
- Merillat® vanity cabinets - Choice of Mountain Mist™, Pemberton™ oak or Homestead™ birch in all full baths
- Gerber® Allerton™ pedestal sink and toilet in Powder Room

ENERGY EFFICIENT HOUSE FEATURES

- Trane® High-Efficiency SEER 13 heating and air conditioning system. Direct Vent LP-gas furnace—Zone 1. High-Efficiency heat pump for additional zones as required per plan.
- Insulated ducts and multi cold air return system
- High efficiency 75 gallon LP-gas PowerVent™ hot water heater
- Foundation wall sill sealer to prevent air infiltration
- Exterior house wrap
- Greywall Lite™ basement waterproofing with 10-year warranty
- R-38 insulation in attic ceilings
- R-19 insulation in all overhang areas
- R-13 batt insulation in side walls
- R-11 insulation in basement walls
- Ply-Gem® 1700 Series™ Low-E single-hung windows with Tilt-In feature and 1" contoured style integral grills and screens
- Ply-Gem® 5700 Series™ Low-E sliding glass door with 1" contoured style integral grills in kitchen/morning room (per plan) or ThermaTru® patio door (per plan)
- Fiberglass insulated front entry door with Schalgé® designer antique-bronze hardware, dead-bolt and kickplate

INTERIOR FEATURES

- Family Room Direct-Vent LP-gas fireplace with slate surround and formal mantel
- 9' Ceilings first floor; 8' Ceilings second floor
- Oak hardwood tongue-and-groove Bruce® flooring in foyer, first floor gallery, kitchen/breakfast and powder room
- Designer wall-to-wall nylon carpeting with Rebond™ pad.
- Armstrong® Initiator™ wax-free resilient flooring in laundry
- Pine stair system with carpet. Stained oak rail system and painted balusters. Basement stairs to be unfinished pine.
- Colonial trim package includes:
 - Six-panel doors with lever handles (satin nickel or antique bronze)
 - 3 1/4" colonial casing around all openings, doors and windows.
 - 5 1/4" baseboards throughout home.
 - 5" crown molding in living room, dining room, foyer and second floor hall.
 - 2pc chair rail in dining room
 - Two ceiling medallions (foyer and dining room)
- Laundry Room w/laundry sink, washer & electric dryer hook-ups w/ exterior vent
- Two CAT-5E telephone prewires with jacks
- Four RG6 Quadshield™ CATV pre-wires (jacks not included)

FEATURES THAT PROVE OUR COMMITMENT

- Pre-construction orientation meeting with construction mgr
- 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