

Builders of High Quality Homes Standard Features



General Construction

14-18" floor trusses
9' poured concrete foundation
9' main floor ceilings
Drain tile system and sump basket
Foundation waterproofing
Exterior foundation insulation w/drainage board
R-19 2x6 exterior wall insulation
R-44 attic insulation
Asphalt paved driveway
Door bell
Concrete sidewalk
Rough-in drain for lower level bath

Garage

Three car garage
8' steel insulated raised panel overhead garage doors
Garage completely sheet rocked
½ hp garage door opener with 2 remotes
(on double door)

Heating

92% efficient furnace system
Central air conditioner
Mechanical air exchanger
Bath fans venting outside
Fireplace in Great Room w/tile surround to mantle height

Electrical

200 AMP electrical service
Smoke detectors per code
Pre-wire for both garage door openers
Space saving microwave circuit & installed
Standard light openings + 10 recessed lights
Lighting fixtures (\$800 allowance)
3 phone & 5 cable jacks
Rough-In conduit for flat screen TV over fireplace
Pre-wired for 2 rear speakers in Great Room

Cabinetry

Custom Knotty Alder cabinets w/melamine interiors
42" upper Kitchen cabinets
Shaker style cabinet doors
Granite countertops in Kitchen
Custom slip-in linen cabinets-per plan
Cultured marble tops in baths

Windows

Vinyl Windsor windows
Six panel steel front door with sidelights
Locking front door knob and deadbolt
Steel garage interior door with deadbolt
Princeton prefinished Poplar trim (2 1/4" casing & 2 ¾" base)
Poplar or Knotty Alder wood railing system
Two-panel white masonite doors
Shower door in master - per plan
42" mirrors in baths
Closet shelving (\$400 allowance)

Plumbing

Power vented 50 gal. gas or electric water heater
PEX water piping
Soaker tub in Master Bath – fiberglass tub with ceramic tub deck
Shower in Master Bath – fiberglass base with ceramic tile surround
Shower in Guest Bath – fiberglass
2 exterior spigots
Garbage disposal
Chrome plumbing fixtures
Gas or electrical stove & dryer hook-ups
Laundry tub

Interior

Prefinished Maple hardwood flooring – per plan
One coat of primer and two coats of paint (Up to 2 color selections)
Knock down ceilings
Carpet per plan (\$16.40 per yard allowance)
Ceramic tile in baths per plan(\$2.50 per sq ft allowance)
Appliance allowance \$2,200
Professional final home cleaning

Exterior

2x6 Exterior wall construction
Maintenance-free vinyl siding on all sides
Architectural 25+ year roof shingles
Aluminum soffits and fascia
Cultured stone on columns or garage piers per plan (w/address stone)
Irrigation and Sod (\$2,500 allowance)

