

## Standard Features

### FLOOR CONSTRUCTION

- 2x10 Floor Joists 16" oc
- Double Rim Joist - Front & Rear
- 23/32 T&G Flooring - Glued & Fastened Flush Center Beam Framed by Double Rim Joist of 2 Joined Floors, Triple Center Beam - Two-Story

### ROOF CEILING

- 7/12 Roof Pitch Storage Truss 24" oc (Ranch and Two-Story)
- 12/12 Roof Pitch 24" oc (Cape Cods)
- 7/16" OSB Structural Sheathing with Roof Clips
- Shingle Underlayment
- 30-Year Architectural Roof Shingles
- Continuous Ridge Vent
- Vented Soffit, Metal Fascia
- Metal Drip Edge - All Roof Edges
- 12" Eave Extensions
- 12" Rake Extensions
- 5/8" Ceiling Drywall with One Coat Latex Paint Vapor Barrier, Smooth Finish (This is a Primer Coat.)
- Shingled Gable End Returns

### INSULATION

- R-13 Exterior Wall (Fiberglass Batt)
- R-30 Ceiling
- R-19 Floor (Fiberglass Batt)
- Air Infiltration Wrap

### EXTERIOR WALLS

- 2x4 Wall Studs 16" oc (optional 2x6 16" oc with R-19 wall insulation)
- Double 2x4 Top and Single 2x4 Bottom Plate 8' Ceiling Height
- 7/16" Structural OSB Sheathing
- Double 5" Dutch Lap Siding
- 15" Raised Panel Shutters - Front Side Only

### INTERIOR WALLS

- 2x4 16" oc
- Single 2x4 Top and Bottom Plates
- Marriage Walls 2x3 16" oc, 2x4 on Two-Story
- Primed 1/2" Sheetrock Walls

### EXTERIOR DOORS AND WINDOWS

- 36" Insulated Fiberglass Door with "Half Moon" Glass/Vinyl "J" Channel with Metal Threshold
- 32" Insulated Fiberglass 9-Lite Rear Door
- Bottom of Door Jambs Have "No Rot" High Density Composite Material
- Dead Bolt - Front and Rear Doors
- Single Hung, Tilt Sash, Low "E" Insulated Glass, DP47 Vinyl Windows with Grids

### INTERIOR DOORS AND TRIM

- Pre-Painted White Colonial Interior Doors with Satin Finish Lever Passage Sets
- Brushed Satin Finish Hardware
- Bi-Fold Doors (per plan)
- Privacy Locks on All Bedrooms and Baths
- Door Stops on All Swing Doors
- Pre-Painted Door and Window Casing to Match Door
- White Epoxy Coated Ventilated Wire Closet Shelving with Integrated Rod Single Shelf in Closets - Three Shelves in Linen Closets

### HEATING AND AIR CONDITIONING

- Thermostat Pull-Wire
- Return-Air Grills and Frame-Out
- HVAC Chase Standard in Cape Cods and Two-Stories

### PLUMBING

- 50 Gallon Electric Water Heater
- PVC Drain, Waste and Vents Connected In Floor
- Water Shut-Off at all Fixtures
- Supply Line PEX
- Washer Plumbing
- Whole House Water Shut-Off

## Standard Features

**ELECTRICAL**

- Electrical Wired to National Electrical Code
- 200 AMP Service with Circuit Breakers, 40 Breaker Box
- Ground Fault Circuit Interrupters (GFCI) for Exterior Receptacles and Bath and Kitchen Circuits
- Exterior Light at Each Door
- Chandelier in Dining Room
- Wire and Brace, 2 Switches - All Bedrooms, Family Room and Living Room (no fixture)
- 220 Volt Flush-Mount Dryer Receptacle (where applicable)
- 110 Volt Washer Receptacle
- Smoke Detectors AC/DC Wired in a Series - All Bedrooms
- Telephone Jacks (2)
- Cable Connections (2)
- Door Chime at Front Door

**KITCHEN**

- Maple Cabinets with Cove Molding KCMA Certified Kitchen Cabinets
- Concealed Cabinet Hinges
- Drawer Over Door Base Construction
- Roll-out Trays in Base Cabinets
- Post-Formed, High Pressure Laminate Counter with 3<sup>1</sup>/<sub>8</sub>" Backsplash and Double Radius Edge
- Lazy Susan in Corner Base Cabinet (per plan)
- 8" Stainless Steel Double Bowl Sink
- Single Lever Faucet with Sprayer Attachment
- Range Hood with Light
- Separately Switched Recessed Can Light over Kitchen Sink
- Dishwasher (installed)
- Flush Mount Receptacle for Electric Range
- Four Recessed Can Light Fixtures
- Ice Maker Plumbing Installed at All Refrigerator Locations

**BATHS**

- 60" One-piece Tub (Tub Type may vary per plan)
- Two Handle Anti-Scald Vanity Faucets
- Vanity Cabinet to Match Kitchen Cabinets
- Drawers in Vanities 36" and Larger
- Cultured Marble Vanity Tops (White-Vein White)
- Elongated Vitreous China - 1.6 Gallon Flush Water Saver Stool
- Lighted Power Exhaust Fans
- Glass Mirror with Light Fixture Above
- Ceramic Tub Deck and Skirt for Drop-in Tubs

**FLOOR COVERING**

- 16" Floor Tiles in Kitchen, Baths, Laundry, Utility Room and Foyer
- Note: Carpet, Ceramic Tile and Laminated Floorings are optional.

**ADDITIONAL FEATURES:****CAPE COD COLLECTION**

- Engineered Trusses with Kneewalls 24" oc (Trusses Serve as Floor for Upper Level.)
- 23/32 T&G OSB Floor Decking for Living Area of Upper Level
- 110 Volt Electrical Circuit to Junction Box for Future Lighting Circuit in Upper Level
- Rough-in Plumbing for Future 2nd Level Bath
- Carpet Grade Stairs to 2nd Level
- 4' Dormers (2)
- Note: Some Railing may be shipped loose for installation on-site.

**ADDITIONAL FEATURES: ESTATE COLLECTION**

- 9' Ceilings on First Floor
- Staggered Kitchen Cabinets for a more dramatic effect
- 36" Interior Doorways to allow for easier passage and movement of furniture
- Minimum 9/12 roof pitch

**OTHER FEATURES**

- 10-Year Warranty
- Applicable State Labels