



Elite Standard Features

Foundation:

- 8' poured concrete foundation with 30 Year Waterproofing Warranty
- Form A Drain tile Interior and Exterior, with Sump Pump or Gravity drain
- Steel Beams primed
- 4" Concrete floor vapor barrier on 4" Gravel base
- Vented Glass Block Windows
- Carpet and Safety Railing for Basement stairs

Construction Features:

- "2 x 10" Rim and Floor joists 16" on center
- 2" x 6" exterior walls 16" on center
- 3/4" OSB Flooring, Glued and Nailed to reduce squeaks
- 7/16" OSB Sheathing on Exterior walls for Extra Strength
- Structurally engineered roof system
- 30yr Dimensional Shingle
- Roof felted with Ice Guard in Valleys and Eaves

Flooring and Allowances

- Builders standard LVT in all Baths, Kitchen area and Laundry Room.
- FWM standard Carpeting with 6# pad
- Your choice of Builders Standard Selections Hardwood or LVT
- Allowance for Mirrors, Towel Bars, and Paper holders per plan
- Appliance Maytag package Inc. range, dishwasher and microwave (vented to outside) or \$1,200.00 allowance
- Lighting allowance is \$.80 per sq. ft.
- Generous Cabinet allowance per plan

Exterior:

- Concrete drive, city walk and 42" building walk (Drive 17' wide, 50' setback, up to 100' of city walk)
- Aluminum downspouts with up to 400' of Down Spout Drains (4" schedule 35)
- Raised panel Fiberglass exterior doors with aluminum clad Frames
- Silver Line double hung windows with Low E Argon Glass
- Norandex Woodsman select vinyl siding (premium .044 thickness)
- Areas disturbed by construction will be finish graded at completion

Electrical Features

- 200 Amp service run in conduit
- Electric powered smoke detectors w/battery back up
- CO2 detectors to code
- One front and rear exterior GFI outlet
- One basement and garage GFI outlet
- 5- RJ6 Cable Outlets. 2 Phone outlets
- Ceiling wiring in bedrooms and walk in closets
- Two Recessed Lights

Garage:

- Insulated Steel Garage door with Opener and two remotes
- 4" Concrete floor with wire mesh and Steel Reinforcing Rods
- Walls have Drywall and Textured
- Floor Drain with Hot and Cold water

Interior Design:

Choose from two different trim packages

- 1 Solid Core Six panel Masonite Doors on First Floor with Hollow Core Six panel Masonite Doors on Second Floor, and 6 panel Hollow core Bifold door throughout house. 3 1/4" MDF Casing 5 1/4" MDF Base, Trim and Doors Painted. Maple Stair rail & Maple Fireplace mantle stained to match cabinets
- 2 Solid Core Six panel Masonite Doors on First Floor, with Hollow Core Six panel Masonite Doors on Second Floor and 6 panel Hollow core Bifold doors throughout house. 3 1/2" Poplar Base 2 1/4" Poplar Casing with Painted Doors, and Trim stained to match cabinets

- Fireplace face Builders standard ceramic up to custom box mantle, with raised or flush hearth
- Windows jamed and cased, circle top windows drywall returned with sill
- Openings Jamed and cased or arched drywalled
- Group 1 granite in all baths, Laundry room and Kitchen with 5" splash.
- Wood burning Fireplace with Gas Logs and Doors
- All painting, staining and varnishing
- Schlage Georgian Satin Nickel, Oil Rubbed Bronze or Brass door knobs.

Plumbing

- 50 Gallon High Efficiency AO Smith Gas Water Heater
- Laundry sink with cabinet
- Glamour Master Bath with 2 Sinks, Garden Tub, and 4' Shower with Shower Door
- Ice maker hook up
- Powerful 1/2 horsepower badger garbage disposal
- MOEN faucets in Chrome
- Gas lines to range, hot water tank and gas logs
- Hot and Cold water in Garage, and two exterior faucets
- Pex water lines
- PVC drain lines

Energy Efficient Construction

- R38 Ceiling Insulation
- R19 Wall Insulation
- House Wrap for reduced air infiltration
- 1/2" flexcell under sill plates
- Trane professionally designed high efficiency 95% furnace
- Trane Central Air Conditioner (13 Seer)
- Caulk and Seal Package

We reserve the right to modify or change plans, specifications and features. This is For illustrative purposes on and not intended as part of any legal contract

2/13/19