



# Standard Features II

## CONSTRUCTION

Energy Seal – Corners, top & bottom plates poured basement – parging, tar coating & French drain system  
Fully Conditioned Unfinished Basement with 8' Poured concrete walls & floors, rough-in for future bath  
Sump Pump  
Radon Venting Pipe (Does not include Radon mitigation system)  
Tongue & Groove sub floors glued and nailed  
Drywall glued and screwed  
Electric smoke detectors with battery backup per building code  
Engineered roof trusses  
Attic Ridge and Soffit Venting  
Maintenance free soffit & fascia  
Maintenance free one-piece seamless gutters & downspout (white)  
Well & Conventional Septic equal to number of bedrooms - unless otherwise specified by builder  
Goodman Electric Heat Pump/Central A/C (zoned – plan specific)

## INTERIOR

9' Ceilings on Main Floor  
8' Second Floor Ceilings  
Single hung tilt-out low-E vinyl windows with inside grills and screens  
Interior handrails (if applicable)  
Front Doorbell  
2 panel interior hollow core doors with brushed nickel hardware and door knobs  
2 coats of interior paint (flat) through-out the home (off-white)  
2 coats of paint on all trim (white)  
Standard Carpet and pad **up to \$16.00/ square yard** (choice of color)  
Pre-finished hardwood flooring in specified areas by builder **up to \$3.50/square foot** (choice of finish)  
All bedrooms pre-wired for ceiling fans  
Recessed lights in kitchen  
Recessed lights in bathroom  
2 TV & 2 Telephone jacks  
2 Ceiling Fans with lights (choice of room)  
Generous Lighting Allowance

## KITCHEN

Professionally Designed Kitchen Layouts (Customer meets with designer)  
Merilat Kitchen Cabinets (Upgrades available)  
Stainless steel appliances (Refrigerator, Stove, Dishwasher & Microwave) – Builder's Choice  
Stainless Steel Kitchen Sink  
Level A 1 Granite Counters

## BATHS

Professionally Designed Bath Layouts (Customer meets with Designer)  
Fixtures (satin nickel) - Builder's Choice  
White cultured marble vanity tops unless otherwise specified  
Guest Bath – one-piece acrylic surround tub enclosure (white)  
Large plate glass mirrors (same width as vanity)  
Owner Bath Design Plan specific  
Ceramic tile – bathroom floors **\$2.09/Sq.Ft. allowance** /bathroom shower floor **\$18 /sq.ft. allowance**

## EXTERIOR

25 Year - Timberline GAF Architectural Shingles or Builder Choice – Choice of the following colors:  
*Barkwood, Biscayne Blue, Charcoal, Fox Hollow Gray, Hickory, Hunter Green, Mission Brown, Oyster Gray, Patriot Red, Pewter Gray, Shakewood, Slate, Weathered Wood and Williamsburg Slate*  
Variform PLY GEM Ashton Heights Exterior Vinyl Siding or Builder Choice – Standard Horizontal or Dutch Lap  
**Choice of Colors:**  
**Standard:** *Autumn Beige, Classic Cream, Delray Sand, Dover White, Georgian Gray, Island Pearl, Natural Almond, Sandtone, Sandy Tan, Savannah Blue, Silver Mist, Spanish Olive*  
**Upgraded Colors Level 1:** *Amber, Flint, Hazelnut, Irish Thistle, Stone Mountain Clay*  
**Upgraded Colors Level 2:** *Briarwood, Pewter, Sagebrook, Wedgewood*  
Vertical Siding, Shake Siding, other styles and colors available at upgraded cost  
Vinyl shutters available in 3 styles – Raised Panel, Open Louvered, Board & Batten  
**Colors:** *White, Black, Blackwatch Green, Blue, Brown, Dark Berry, Dark Navy, Dark Spruce, Green, Grey, Pebblestone Clay, Peppercorn, Red, Spanish Moss, Terra Brown, Vineyard Red, Winestone*  
Steel front door painted to match shutters unless otherwise specified (Builder Choice)  
Poured concrete front porch and sidewalk from porch to driveway  
2 exterior electric outlets & 2 exterior hose bibs  
1 single light at all exterior doors unless otherwise specified by builder  
Painted Foundation  
Attached 2 Car Garage with Garage Door  
Gravel driveway  
All disturbed areas of yard raked & graded with seed & straw

***(Note: does not include gas lines for gas stove – gas line is additional. Builder does not pay delivery fees and no credit is given for unused allowances.)***

**Updated 12/2020**