

STANDARD APPOINTMENTS

INTERIOR DÉCOR

- Trim: 3 1/2" Stafford casing on the first floor and 2-1/2" colonial casing on the second floor (sills and aprons in kitchen, living, dining and family room); 5-1/4" baseboard on the first floor and 3-1/2" baseboard on the second floor; two panel smooth finish doors; 3-1/2" crown molding in the dining room; custom wall trim and chair rail in the dining room
- Flooring: 2-1/4" red oak flooring in the great room, dining room, foyer, kitchen and breakfast room; ceramic tile in the mudroom, laundry room, and bathrooms; carpeting on the second floor and in master bedroom; oak staircase with white risers and balusters with oak railings
- Paint: Walls - two coats of Benjamin Moore Linen White flat finish; woodwork - Benjamin Moore White semi-gloss finish; ceilings - Benjamin Moore White flat white finish
- Ceilings: 9' ceilings on the first floor with 8' ceilings on the second; tray ceilings with one step crown molding in the dining room and master bedroom
- Closets: bedroom closets to have one level white wire shelving; pantry and linen closets to have four level white wire shelving; laundry room to have one level white wire shelving

KITCHEN

- Custom cabinetry and crown moldings with solid wood construction, dove-tail drawers, and self-closing hinges and slides
- Granite countertops with stainless steel under mount sink and Kohler faucet with built-in spray
- Appliances: dishwasher; microwave with built in range hood; gas range and oven combination; French door refrigerator

BATHROOMS

- Master Bath: whirlpool tub by Kohler with tile surround (where applicable); fiberglass shower with continuous surround; granite countertops with under mount sinks and Kohler faucets; elongated, comfort height toilet by Kohler; custom cabinetry with solid wood construction, dove-tail drawers, and self-closing hinges and slides
- Guest Bath: one-piece fiberglass tub shower combination by Kohler; elongated, comfort height toilet by Kohler; cultured marble countertop with sink and Kohler faucet; custom cabinetry with solid wood construction, dove-tail drawers, and self-closing hinges and slides
- Powder Room: pedestal sink and faucet by Kohler; elongated, comfort height toilet by Kohler

STRUCTURAL AND MECHANICAL

- Construction pursuant to local building codes
- Footings, Foundation, and Basement and Garage Floor to be reinforced, poured concrete
- Insulation to be R-21 Batt in exterior walls, R-30 Batt in basement ceiling, and R-38 Blown-In cellulose in attic
- Gas fired 50-gallon hot water heater
- Gas fired forced warm air 1 or 2 zone heat
- Central air conditioning
- Washer and vented gas or electric dryer connections

ELECTRICAL

- Outlets and switches per code
- 200-amp service
- Lighting fixtures by allowance – 4-6 recessed lights, 2 pendant lights and room fixtures per builder's selection
- 5 communications outlets (telephone and/or TV)

EXTERIOR FINISHES

- Maintenance-free premium vinyl siding
- 30-year architectural fiberglass shingles
- E-Star windows – easy tilt in with integrated grills and screens
- White aluminum gutters with underground drainage system
- Two exterior, frost-free hose fixtures
- 10 x 12 Paver patio or Pressure treated deck as site conditions allow

LANDSCAPING

- Paver front walkway with paved asphalt driveway
- Front elevation plantings per builder's selection
- Rake loam and seed all disturbed areas
- Underground sprinkler system

UTILITIES

- Public water, sewer, and natural gas
- Underground electric, cable, and telephone

All specifications and plans are subject to change without notice and may vary depending on the model and location of the home.