



Standard Appointments

Exterior Design:

- o Siding – Maintenance-free premium vinyl with shutters where applicable
- o Roof – 30 year asphalt/fiberglass shingle, architectural design
- o Windows – Low-E thermal tilt windows with integrated grills
- o Insulated steel overhead garage doors w/openers
- o Choice of 10x12 P.T. deck or patio; as site conditions allow.

Interior Decor:

- o Ceilings – 8' smooth finish, painted white
- o Walls – one coat flat wall paint, linen white throughout
- o Woodwork – White semi-gloss paint, one color throughout
- o Doors – Two panel molded, smooth finish, painted
- o Flooring – Hardwood on the first floor. Tile Bathrooms and Laundry Room. Carpet upstairs hallway, Bedrooms, and stairway.
- o Closets – single level white wire shelving
- o Pantry/Linen Closets – four level wire shelving where applicable
- o Custom interior trim package – 2-1/2" Colonial casing for windows and doors, 3-1/4" base trim throughout.
- o Staircase (2 story) – Carpeted pine treads and risers.
- o Brushed nickel hardware & hinges; lever style hardware.

Electrical:

- o Electrical outlets and switches, per code
- o 200 amp underground service, underground communications
- o Lighting fixtures per builder's selection
- o 6 communication outlets (Telephone and/or cable)
- o Exhaust fan/light in bathrooms

Heat and Hot Water:

- o Gas fired forced warm air heat, 2-zone, A/C
- o 50 gallon Gas Fired Hot Water Heater

Landscaping:

- o Paved Driveway and walkway
- o Precast or poured concrete porch
- o Yard to be raked, loamed and seeded
- o Landscaping and Shrubs for the Front Elevation Only
- o Community Irrigation

Utilities:

- o City Water & Sewer.
- o Natural Gas
- o Underground Electrical, Cable, & Phone Service

Structural:

- o Construction pursuant to local building code
- o Foundation, basement floor, footings – poured concrete
- o Insulation – R21 in the walls, R38 in the attic

Bath and Plumbing Fixtures:

Main and Master Bath

- o Fiberglass tubs or showers as per plan
- o Cultured marble with integrated sinks- Main and Master Bath
- o Moen Fixtures

Powder and Laundry Room

- o Pedestal sink by Sterling
- o Elongated toilet by Sterling
- o Moen faucets
- o Washer and dryer connections

Kitchen and Appliances

- o Stainless steel, single bowl sink w/disposer
- o Moen faucet with built-in spray
- o Stainless Steel Dishwasher, Microwave, Range/Oven, and Refrigerator.

Cabinets and Vanities

- o Custom Designed Kitchen and Bathroom Cabinetry featuring dove-tail drawers, solid plywood construction, and crown molding, Color, wood, & profiles from builder's selection.
- o Kitchen Countertops – Granite from builder's selection