



UTILITIES

- City Water, City Sewer
- Underground Utilities

FOUNDATION

- 10" Foundation Walls
- 10' x 25' Footings

STRUCTURAL

- 9' Ceilings First Floor, 8' 2nd Floor, and 9' Basement
- Exterior 2 x 6 x 16" on center
- Interior 2 x 4 x 16" on center
- Sub Floor 3/4 Tongue & Groove
- Exterior Sheathing 1/2 COX Plywood
- Exterior Sheathing 7/16 OSB Board

SIDING

- Vinyl Clap Board Siding
- Vinyl and Aluminum Trim
- Corner Posts and Skirt Boards
- Aluminum Gutters and Leaders
- Shutters located on Front of House

WINDOWS

- Wincor with Low E Glass
- Double Pane Insulated Argon Gas Filled
- Double Hung Tilt Windows
- Screens and Grills

ROOFING

- 30 Year Architectural Shingles

EXTERIOR

- Paved Driveway
- Paver Brick Walk to Front Door
- 12' x 16' Rear Patio
- Lot Finished, Graded and Seeded

INSULATION

- Barricade Housewrap
- 2nd Floor Ceiling R-49
- Exterior Walls R-21
- Basement Ceiling R-30

HEATING, VENTING & AIR CONDITIONING

- 2 Zone Propane Gas Hot Air Heating with A/C
- Dryer Venting to Outside
- Attic Scuttle
- Soffit and Ridge Vent

FIREPLACE

- Gas, Free-Standing Fireplace with Marble and Wood Mantle

PLUMBING

- Kitchen Sink, Stainless Steel Undermount
- One Piece Fiberglass Tub or Shower
- Faucets - Delta or Equal
- 2 Exterior Faucets Provided
- Washer & Dryer Hookup
- Plumbing Supply Line: Copper/Pex
- Drain Lines: ABS
- Tiled Shower located in Master Bath
- 3/8" Frameless Master Shower Door

ELECTRICAL

- 200 Amp Service
- WIFI Garage Door Openers
- 2 Exterior Plugs
- Smoke Detectors Provided Per Code
- 1 Phone Jacks, 5 Cable Jacks
- Fan Lights located in all Baths

APPLIANCES

- Dishwasher by GE Stainless Steel
- Range Electric Self-Cleaning by GE Stainless Steel
- Microwave by GE Stainless Steel
- Refrigerator by GE Stainless Steel

FLOORING

- Oak Flooring located in Foyer, Kitchen, Dinette, Dining Room, Family Room, and 2nd Floor Hall
- Tile located in Mudroom and Baths
- Wall to Wall Carpeting in all areas, \$18.00 per Yard

INTERIOR FINISHES

- 6 Panel Style Interior Doors (Masonite)
- 5-1/4" White Pine Base Trim Colonial Type
- 3-1/2" Pine Cased Openings Colonial Type
- Walls Painted Antique White Flat Latex Eggshell
- Trim Painted White Semi-Gloss Latex
- Moisture Resistant Sheetrock around Tubs
- Ceilings Sprayed Flat White
- Stairs to be Oak Treads and Popular Risers
- French Paneling with Chair Railing and 4-5/8" Crown Molding in Dining Room

CABINETS

- Custom Made Raised Panel Cabinets & Vanities
- Granite Counter Tops in Kitchen and Baths with 4" Backsplash