

Location

- ✓ Choose from a large selection of lots, on or off site. Open or wooded
- ✓ Ask about available water front property

Plan

- ✓ Buyers may choose from a large selection of builders plans or may choose to have a plan custom designed
- ✓ Buyers will work with our draftsman until all personal wants and needs are accommodated

Foundation

- ✓ Basement will be placed with a minimum 42" frost depth
- ✓ 8" block used to support a 20" concrete frost footings
- ✓ Concrete block foundation
- ✓ All foundations are waterproofed to prevent water intrusion
- ✓ Interior concrete block corrugated into drain tile system
- ✓ Drain tile systems and sump pumps installed in all homes
- ✓ 3 1/2 inch thick concrete basement floor poured over vapor barrier

Exterior Features

- ✓ Asphalt driveway, optional
- ✓ Deadbolt installed on all exterior doors
- ✓ 30 year Horizon shingles
- ✓ Weaved valleys (no exposed flashing)
- ✓ Plumbing jack and ventilation ran out back of house (cosmetic value), when possible
- ✓ Roof ventilation per code
- ✓ Vinyl Windows & patio doors
- ✓ Underground electric (where available)
- ✓ 2 exterior anti frost water spigots
- ✓ Concrete stoops and sidewalks
- ✓ 3 x 6 patio concrete pads
- ✓ 3 x 3 service door concrete pads
- ✓ Optional gutters available
- ✓ Optional window wraps
- ✓ Optional vinyl shutters and accessories

Garage Features

- ✓ Sheet rocked per code
- ✓ Optional finished, taped and sprayed
- ✓ Pre-wired for future openers
- ✓ 8 foot door heights
- ✓ 4 Overhead lights per garage, 4 outlets
- ✓ Raised panel insulated steel overhead doors
- ✓ Optional garage furnace
- ✓ 32" Service door out of garage
- ✓ Aluminum wrapped garage bucks

Misc Features

- ✓ Professionally cleaned before closing
- ✓ Walk through before closing

General

- ✓ Category one construction
- ✓ Engineered floor truss systems
- ✓ High performance sub floor glued and nailed to floor truss system
- ✓ 16" on center 2 x 6 wood stud construction on all exterior walls
- ✓ 7/16" OSB exterior wall sheathing
- ✓ Minimum 8 foot ceiling heights
- ✓ Engineered roof truss systems
- ✓ 1/2" OSB roof sheathing
- ✓ 6:12 minimum roof pitch
- ✓ Vinyl clad windows
- ✓ Insulated 6 panel exterior doors
- ✓ 2 x 4 16" on center wood stud garage wall construction
- ✓ Rough in for full bath in basement

Interior Features

- ✓ 5/8" gypsum board on ceilings
- ✓ Knotty Pine options (kitchen, dining & living rooms)
- ✓ 1/2" gypsum board on walls
- ✓ Textured ceilings
- ✓ Flat washable interior paint; color of buyers choice throughout house, optional Princeton style oak trim
- ✓ Oak stair railing
- ✓ Flush oak hollow core interior doors
- ✓ Solid 6 panel interior doors optional
- ✓ Custom oak cabinetry
- ✓ Flat panel doors
- ✓ Laminate counter tops with exposed oak edges, complete with back splash
- ✓ Natural wood finish (stain optional)
- ✓ Choice of cabinetry hardware
- ✓ Factory wood jammed window kits
- ✓ Built in microwave and dishwasher
- ✓ Choice of electric or gas appliance hookups
- ✓ Dryer vent
- ✓ Moen kitchen sink with one touch faucet
- ✓ Bathroom mirrors and towel bars
- ✓ Gas hot water heater. Size per plan
- ✓ Bath fans installed and plumbed
- ✓ Master Bedroom wired for ceiling fan
- ✓ Living Room wired for ceiling fan
- ✓ \$700 Light fixture allowance (main levels)
- ✓ Electric smoke detectors wired with battery back up
- ✓ 200 AMP electrical service
- ✓ Pre-wired phone jacks
- ✓ Pre-wired cable jacks
- ✓ Flooring allowance per plan, tile entry & bath

Energy Features

- ✓ R-44 Insulation blown in attic
- ✓ R-19 fiberglass exterior walls
- ✓ R-11 fiberglass garage walls per code
- ✓ 92% + efficient forced furnace
- ✓ Energy recover ventilation system
- ✓ Exhaust fans in all bathrooms
- ✓ Central Air (optional)

