



## Garage Features

**Willow - Slab on Grade**

**Cedar - plan split level**

**Sugar Maple - split level**

**Maple - split level**

**Redwood - Rambler**

**Red Cedar - w/ bonus room split**

- Sheet rocked per code
- Pre-wired for future openers
- 7' door heights
- 4 Overhead lights per garage, 4 outlets
- Raised panel insulated steel overhead doors
- 32" Service door out of garage
- aluminum wrapped garage bucks

## Misc. Features

- Cleaned before closing
- Walk through before closing

## Foundation

- 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
- Insulate foundation

## 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
- 4:12 minimum roof pitch
- Vinyl clad (Thermo Tech)
- Insulated 6 panel exterior doors
- 2 x 4 16" on center wood stud garage wall construction
- Rough in for full bath in basement

## Exterior Features

- Deadbolt installed on all exterior doors
- 30-year shingles
- Plumbing jack and ventilation ran out back of house (cosmetic value), when possible
- Roof ventilation per code
- Vinyl Windows & patio doors – Thermo Tech
- Underground electric (where available)
- 2 exterior water spigots
- Concrete sidewalks
- 3 x 6 patio concrete pads – if walk-out
- 3 x 3 service door concrete pads
- gutters included
- Optional window wrap



## Interior Features

- 5/8" gypsum board on ceilings
- 1/2" gypsum board on walls
- Textured ceilings – Knock - down
- Flat interior paint
- Princeton style oak trim
- Oak stair railing
- Flush oak hollow core interior doors
- Custom oak cabinetry, hickory or pine
- Flat panel doors
- Laminate counter tops, complete with back splash
- Natural wood finish (stain optional)
- Factory wood jammed window kits
- Choice of electric or gas appliance hookups
- Dryer vent
- Moen or Delta kitchen sink and faucet
- Bathroom mirrors
- Electric water heater

- Bath fans installed and plumbed
- Master Bedroom wired for ceiling fan
- Living Room wired for ceiling fan
- Electric smoke detectors wired with battery backup
- 200 AMP electrical service
- Pre-wired cable jacks
- Flooring allowance per plan

## Energy Features

- R-49 Insulation blown in attic
- R-21 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
- 2" insulation exterior foundation
- 3/4' fire rated insulation interior foundation

Targeted completion date will be 120 days from the day they dig the hole.