

STANDARD FEATURES

SITE

- All Underground Utilities
- Top Soil Rough Grade Lot
- One Tree Provided in Apron
- 100' Minimum Lot Width
- Concrete Block Sidewalk from Driveway to House
- 17' Asphalt Binder Driveway (No Guarantee)

CONSTRUCTION

- Energy Saving Insulation Package (R-21 Sidewall, R-38 Ceiling, R-11 Basement)
- Moisture Resistant Housewrap
- Therma Tru Insulated doors (Smooth Star Dent Free)
- 12-Course Basement with 10" Block
- Certain Teed MainStreet/Vytech prestige vinyl siding
- GAF/ELK Timberline 30 year high definition roof shingles
- Double Hung Tilt Wash, Full Screen, Low-E Glass With Argon Gas Vinyl Windows. Grills Throughout
- 7/16" OSB Roof Sheathing
- 5/8" Advantech T&G Sub Flooring
- 200 Amp Electric Service
- 2 x 6 Exterior Walls with 7/16" OSB sheathing
- Garage Dry-walled Per Code
- All Duct Work Taped
- Drain Tile inside & outside of foundation
- 4" Concrete Garage & Basement Floors
- Dimple Wall exterior basement wrap
- Basement Egress Window, Boman Kemp 4040 with Metal Grate, Plastic Cover & Ladder

APPLIANCES

- Separate circuit for buyer supplied microwave
- Garbage Disposal Insinkerator Badger V
- Dishwasher Frigidaire Ultra Quiet III

SPECIAL FEATURES

- "Customer First" Program
- National 3rd Party 6-year Limited Warranty
- Water Meter Hook-up (Paid by Builder)
- Instrument Survey (Paid by Builder)

INTERIOR

- Selection of Wellborn Raised Panel Cabinets (details on back page)
- Vinyl Flooring in Kitchen and Bathrooms
- Mirrors Over All Vanities
- Wide Choice of Formica or Wilsonart Laminate countertops.
- Smoke detector and carbon monoxide detector per NYS code
- Vinyl Closet Shelving
- Textured Ceilings Throughout
- Painted Finishes: Flat on walls, Eggshell in Bathrooms & Kitchen and Semi-gloss on Trim. Two interior Paint Color Selections (Sherwin-Williams Whites & Lights)
- Mansfield Plumbing Fixtures
- Delta Plumbing Faucets
- Fiberglass Tub & Shower Unit Per Plan with Tension Rods
- 50-Gallon power vent water heater
- Shut Offs All Sinks
- Laundry Tub Per Plan
- \$1,000 Lighting Allowance
- Two Telephone Outlets
- Two Cable Outlets
- 220 Volt or Gas Hook-Ups for Range & Dryer
- GFI Protected Outlets in Kitchen, Baths and Garage
- Oak Rails with White Spindles
- York 95% Hi-efficiency furnace
- Bath Fans - All Bathrooms
- Insulated garage overhead door



DETAILS FOR WELLBORN CABINETS

Home Concepts by Wellborn

Choice of:

- Layton Veneered Recessed Panel Traditional Overlay Shaker Appearance in Maple or Oak
- Hampton Square Veneered Recessed Panel in Maple or Oak

Counters:

- Choice of Wilsonart or Formica Standard Laminate Counters

