

FOUNDATIONS

- 8 x 8 Pressure treated pilings
- Concrete driveways and walkways

FRAMING

- 2 x 6 Construction all 3 floors
- ¾" water resistant structural board sub-floors
- 240 lb. Arch Single, 30-year warranty
- plywood sheathing

SIDING

Nail-Lite cedar shake vinyl siding

White Vinyl window and door wraps

INSULATION

- R-19 wall insulation
- R-19 batted insulation on sloped ceilings
- R-30 blown insulation on flat ceilings
- Poly-sealed foam wire and plumbing holes from attic

PLUMBING - Executive Package

- Compression fitted pressure lines
- PVC drain lines
- Ice maker line with box
- Two (2) frost proof protected hose bibs

GAS PLUMBING

- Fireplace

WINDOWS

- Andersen Windows

ELECTRIC

- All copper wiring
- Fans in bedrooms and living areas
- Exterior front and rear outlets are ground fault protected G.F.I. and have weatherproof covers
- Kitchen outlets by wet areas and bathroom outlets are on ground fault protected G.F.I. System
- Four (4) telephone outlets
- Front door chimes
- Smoke detectors per code
- Pre-wire for four (4) cable TV outlets
- Front entry lighting
- Switch wall outlet in living, as per code

PAINT

- Exterior rails, lattice and foundation skirt 2 coats white
- Off white interior paint on walls and ceiling (1 color)
- Interior satin urethane finish on interior cypress trim and

Doors.

- Knock-down wall texture
- Stair rails with satin urethane finish

HARDWARE

- Schlage interior and exterior doorknobs and deadbolts
- Privacy locks on hall bath and half baths and master bedroom door

CABINET STANDARD

- Custom Maple Kitchen and Bath Cabinets (optional) (fluted edges optional)
- White cultured marble countertops in baths

FLOOR COVERINGS

- Entries ceramic tile
- Kitchen & breakfast area ceramic tile
- Utility room tile
- All Bathrooms ceramic tile
- Remainder of home in 60 oz. Frieze Berber on 8 lb rebond
- Harwood floor 2nd Floor minus kitchen area

HEATING, VENTILATION AND AIR CONDITIONING

- High efficiency 12 SEER American Standard air conditioning, dual zone
- Attic provided for A/C access, as per plan
- Set-back programmable thermostat

TRIM

- Cypress trim throughout
- Solid Pine Doors
- Fireplace

LIGHT FIXTURES - "B Package"

- Fan/Light kit in all bedrooms
- Fan/Light kit in all living areas
- Recessed lighting in Living room
- Recessed lighting in kitchen
- Front and Rear exterior lights
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STAIRS

- Carpet ready
- Cypress covered stringers

KITCHEN

- 12 x 12 ceramic
- Double-bowl stainless steel sink
- Dishwasher, Oven, Micro, Refrigerator
- Recess can lights
- Kohler Chrome sink faucet with sprayer

POWDER BATH

- Towel ring (one per plan)
- Paper holder (one per plan)
- Plate glass mirror above sink
- Light bar
- Chrome plumbing fixtures
- Exhaust fan per plan
- Vanity cabinet with cultured marble sink (white only)
- Elongated commode
- Plans with pedestal sinks will receive beveled glass octagon mirrors

HALL BATHS

- Vanity cabinets with cultured marble sink
- Plate glass mirror
- Light bar
- Chrome plumbing fixtures
- One towel bar per plan
- One towel ring per plan
- One paper holder
- White porcelain steel tub
- Exhaust fan per plan
- Elongated commode

MASTER BATH

- Double-bowl cultured marble vanity top w/water ring bowls
- Plate glass mirror w/beveled edges
- Two (2) towel rings
- One towel bar
- One paper holder
- Delta plumbing fixtures
- Exhaust fan per plan
- Elongated commode

UTILITY ROOM

- Electric dryer connection
- Dryer exhaust vented outside
- One (1) white wire shelf

LANDSCAPE

- Graded and seeded home site.

MAILBOX

- Metal mailbox on pressure treated post

CLOSETS:

White wire shelving in all closets.