



INTERIOR STANDARDS & OPTIONS

Appliances (GE):

- Smooth-top range with above range microwave
- Dishwasher & in sink garbage disposal
- Upgraded packages available

Cabinets & Vanities:

- Flat panel cabinets, upgrade options available
- Post form laminate kitchen tops in builder colors, granite optional
- Matching vanities with cultured marble tops in Baths
- Mirrors at vanities

Ceilings:

- 9' ceilings on 1st floor, 8' on 2nd floor

Closets:

- Ventilated wire shelving by *Closet Storage* .

Electrical:

- Cable TV – pre-wired outlets in all bedrooms, great room, den, and family room.
- Ceiling fans – pre-wired in great room, family room, den, and all bedrooms.
- Telephone jacks – pre-wired on individual CAT-5 cable and home run to structured panel with capacity of 5 extensions in all bedrooms, kitchen, den, and family room.

Fireplace:

- Ventless fire boxes with gas logs
- Painted wood mantle with ceramic tile surround by builders selections, stone upgrade option available

Flooring:

- Carpet in Bedrooms, closets, living and dining rooms
- Vinyl in Kitchen, baths, and laundry
- Hardwood in foyer
- Hdwd and tile upgrades available

Stairs:

- Enclosed stairs carpeted with hardwood treads optional

Interior Doors:

- Smooth 2 panel arch top doors

Interior Paint:

- One color throughout
- Custom color upgrade available

Light Fixtures:

- Builders package or \$500 allowance for decorator lighting
- Indirect lighting available with crown moulding
- Recessed, fluorescent, and exterior lighting by plans

Architectural Details:

- Crown moulding and chair rail available
- Tray ceilings and barrel ceilings available

Heating and Air:

- Gas Heat with electric air conditioning
- Heated tile floors in Baths optional

Plumbing Fixtures continued:

- Washer and dryer connection
- Stainless steel kitchen sink
- Kitchen faucet single lever polished chrome with sprayer
- Refrigerator ice maker connection box
- Bathroom faucets single level polished chrome by *Moen*
- Elongated comfort height commodes
- Fiberglass tubs & showers with tile upgrade available
- Polished chrome towel and toilet paper holders
- 50 gallon electric water heaters, 80 gallon optional
- Exterior spigots front and rear
- All plumbing hardware available in brushed nickel or oil rubbed bronze

EXTERIOR STANDARDS & OPTIONS

Patio:

- Concrete patio
- Optional screened in porch available

Driveway and walkway

- Concrete driveway
- Concrete walks to front entrance of home

Exterior doors

- Fiberglass entrance door by builder with upgraded glass options available
- Fiberglass 15 lite French door to patio
- Fire rated doors from garage to house
- Brushed nickel hardware with oil rubbed bronze upgrade available

Front Porch

- Concrete stoop, optional brick pavers

Garage

- Insulated steel door with glass selections
- Garage door opener with 2 remotes

Landscaping & Mailboxes

- Sod in front yard, trees and shrubs
- Mailboxes by subdivision standards and by builder
- House numbers included

Roofing

- 30 year architectural shingles
- Ridge and soffit vent system
- Continuous aluminum guttering with down spouts and splash blocks

Siding and Shutters

- Vinyl with stone and brick front accents

Windows

- Double hung, tilt-in, insulated glass, vinyl windows with grills between the glass and full screens