



## Standard Features-Court Series

### CUSTOM FEATURES

- Pre-construction Blue Print review
- Electrical & layout walk-through @ framing inspection
- Upgrades available during construction
- Limited new home warranty coverage

### QUALITY CONSTRUCTION FEATURES

- R-19 batt insulation in walls, R-38 batt insulation in ceilings
- 2x6 Exterior walls with 7/16" OSB wall sheathing
- Air filtration/ moisture barrier house wrap
- Full basement with poured concrete walls (7'10" approx. from top of footing) w/steel reinforced rods w/ asphalt coating on all exterior foundation walls
- Basement windows with screens
- Sump pump or gravity drain line in basement(grade permitting)
- Poured concrete floors with expansion joints over crushed stone
- Trus Joist(TJI) silent engineered floor system w/ Flak Jacket Fire Protection
- AdvanTech 3/4" tongue & groove OSB sub-floor (glued & nailed)
- Ice & water shield on roof eaves & valleys
- Interior & exterior ADS 4" footing drains
- Basement walls studded floor to ceiling, insulated R-13 & FSK foil wrap
- Therma-Tru 6 panel insulated exterior door
- Radon vent for mitigation (fan available @ extra cost)
- Egress basement window

### ARCHITECTURAL FEATURES

- Energy efficiency, no maintenance Andersen Windows 200 Series double hung, tilt wash feature w/screens, pre-finished white interior & vinyl clad exterior finish, grills between glass (front elevation only)
- Owens Corning Lifetime Architectural roof shingles with ridge vent (choice of Builder's colors), & manufacturer's limited warranty
- Two car decorative front load garage door (Carriage Style)
- Garage side service door
- Georgia Pacific maintenance free vinyl siding
- Raised vinyl panel shutters on front elevation windows only
- Therma-Tru 6 panel exterior entrance door w/ clear sidelights & satin nickel hinges
- Schlage brush nickel Plymouth entry handle w/ accent interior levers

### ENERGY EFFICIENCY & COMFORT FEATURES

- Lennox ML195 Series AFUE 95% high efficiency natural gas direct vent furnace w/ programmable thermostat & sealed duct joints
- Lennox 13 SEER central air conditioning
- 50 Gallon high efficiency gas hot water tank
- Builder's design home security system
- 200 AMP electrical service
- (4) Cat5 phone jacks & (4) RG6 cable TV jacks
- Smoke detectors in all bedrooms & on each floor
- Carbon monoxide detectors on 1<sup>st</sup> & 2<sup>nd</sup> floors as per code
- 2 fire extinguishers
- (2) Exterior GFI electric outlets & 2 hose sill-cocks as located by Builder
- Lennox power humidifier
- Kohler water saving plumbing fixtures

### EXTERIOR FEATURES

- Builder provided landscape package includes front elevation foundation plantings & lawn seeding on disturbed areas only
- Builder designed concrete walkway (3' wide) from driveway to front door
- Builder designed blacktop driveway (2 car width)
- Exterior post lamp (1) & exterior lights installed by Builder
- Maintenance free white vinyl mailbox & post
- Underground sprinkler system for front yard only (Builder's design)

### INTERIOR FEATURES

- Heat & Glo gas fireplace (model #750) with granite surround, & painted mantle
- Interior staircase with oak treads & painted white pine risers & white painted balusters with natural oak finished railing (1<sup>st</sup> & 2<sup>nd</sup> floors)
- 9' First floor ceiling height
- 6 Panel masonite interior doors with satin nickel finish hardware
- Fully primed sheetrock walls and ceilings
- Ceilings painted white & two coats of interior paint on walls (Builder's white or choice of 1 light color throughout)
- White semi-gloss paint on all wood trim
- 3 1/4" Red select oak hardwood flooring in foyer, dining room & kitchen (natural finish only, no staining)
- Ceramic tile in mudroom set in brick or straight pattern only, no design (up to \$4/sq' allowance)
- 3 1/4" Colonial window & door casing throughout
- 5 1/4" Baseboard trim throughout
- Wall to wall carpeting with 8 # pad (per plan) based on Builder's selection (choice of one color throughout)
- Lighting allowance for interior & exterior (up to \$2000 incl. tax)
- Builder design closet shelving package
- Stairway to basement, finished, taped, & painted

### DISTINCTIVE KITCHEN FEATURES

- Schrock Entra oak or maple front cabinets
- Crown molding on kitchen cabinets
- Ceramic tile set in brick or straight pattern only, no design (up to \$4/sq' allowance) or hardwood kitchen floor
- Granite countertop, double bowl 8" stainless steel sink, Delta single lever faucet (From Builder's selections only)
- Recessed lighting over kitchen sink (1 light only)
- Pre-wired for optional garbage disposal in kitchen
- Appliances: Frigidaire stainless steel appliance package
- Ice maker connection valve for refrigerator

### ELEGANT BATH FEATURES

- Schrock maple vanity
- Ceramic tile bathroom floors (up to \$4/sq' allowance)
- Fiberglass gelcoat shower/tub
- One piece marbleized vanity top with Delta single lever faucets
- Kohler sink & Kohler toilet
- Vanity mirror in bathrooms (Builder's selection)
- Chrome or brass bathroom accessories (Builder's design)
- Exhaust fan- per code
- Kohler pedestal sink in half bath

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