

# **"NEW" 89 HOMES**

## **STANDARD FEATURES**

### **EXCAVATION AND FOUNDATION**

- Excavation of basement, backfilling and Rough grading
- 12 course foundation
- 8" x 8" x 16" block foundation walls
- Reinforced poured cores 4' on center
- Masonry walls parged and sealed
- Vinyl insulated basement windows
- 4 " footer tile with gravel around foundation Of basement
- Concrete floor in basement, garage and porch
- toilet facilities on site

### **CONSTRUCTION FEATURES**

- Stick-built construction
- 2" x 4" walls, 16" O.C. inside and out
- $\frac{3}{4}$ " sub floor-tongued and grooved O.S.B. glued and nailed to floor joist
- 2' x 10' floor joist, 16" O.C.
- O.S.B. roof sheeting with clips
- 7/16" O.S.B. exterior sheeting
- Exterior wall insulation R-13 Formaldehyde free with air infiltration package
- Ceiling insulation R-38 Blown fiberglass
- Fiberglass-insulated exterior doors
- Dutch lap vinyl siding
- Shutters on front of all houses
- Aluminum seamless gutters, fascia and soffit
- 30 yr dimensional shingles
- 15 lb felt paper with ice guard in all valleys
- Structural-engineered roof trusses
- Wayne-Dalton insulated overhead garage door
- One automatic garage door opener with two remote controls
- Anderson windows with screens
- Anderson tilt windows on 2 story plans (white inside)
- Anderson Perma Shield sliding patio door with screen (6')
- 8' ceilings

### **PLUMBING, ELECTRICAL AND HEATING**

- Square D 200-amp service
- Interior/exterior light package
- G.F.I. electric circuits as required

- Electric smoke alarms on each floor with battery backup
- Utility hookup for washer and dryer
- Dishwasher provisions
- Two phone jacks and two TV jacks
- Exhaust fan in bathrooms
- Doorbell on front door
- Two outside electric outlets
- Two electrical outlets in garage
- Min gauge No. 12 copper wire
- Exterior vent for dryer
- Shut-off valves under all kitchen and vanity sinks
- Delta faucets
- Delta scald-free shower faucets
- Stainless steel double bowl kitchen sink with sprayer
- One-piece Aker tub and shower per plan
- Two exterior frost proof faucets
- CPVC water lines
- ABS sewer drains
- 50 gallon Rheem electric water heater with pressure relief valve
- Basement drain
- Mansfield commodes
- China lavatories
- 90 Plus High Efficiency heating system
- Central Air

### **INTERIOR FEATURES**

- Carpet and vinyl floor covering, premium 6# rebond padding
- 1/2" drywall on walls with 5/8" drywall on ceilings (textured)
- Finished garage
- Painting and staining (one color) (excludes exterior doors)
- Oak cabinets and vanities
- Laminate kitchen and bath counter tops with 4" backsplash
- Colonial style oak trim and oak veneer or 6 panel Masonite doors
- Polished brass hardware with privacy locks on bedrooms and bathrooms
- Handrails securely installed
- Three hinges per interior door
- Towel bars and paper holders
- Bypass doors on large closets
- Wire shelving in closets