



Standard Items

Standard Items that are included in your home at no extra cost,
unless specified and Added in the here-attached Addendum(s)

PLEASE NOTE:

All information herein was accurate at time of publication. And in order to maintain a higher degree of quality and to incorporate improvements with greater facility we reserve the right to make changes or discontinue Items prior of the signing of the Purchase Agreement without notice or obligation.

Floor Plans and Square Footages are approximate. Elevation Illustrations are artist's conception and may not be an accurate depiction.
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Lot / Land:	Lot or Land	Land or Lot Provided by others. Please Note: If Land or Lot that is Not Located in an already Plated or Developed Subdivision, Charges for any developing cost such as But Not Limited To: Underground Utilities, Trees Removal, Land Balance (Dirt in or Out) Roads or Driveways are to be quoted & added to the contract price as extra developing cost
Basement:	Walls:	7'-6" High Poured Concrete Walls w/#5 Vertical Rods Placed Every 48" O.C
	Bsmt. Windows:	Egress Window Completed With Top Gate and Attached Escape Ladder.
	Bsmt. Windows:	(2) 36"x16" Glass Block Windows
	Footings:	25" x 12" Poured Concrete Footings w/ (2) #5 Continues Rods.
	Water Barriers	4" Continues Drain Tile w/ 6" Gravel Surround, Connected Bleeders and Bituminous Tar Waterproofed
Garage:	Size:	2-Car Front Entry Garage
	Doors:	(1) 16' x 7' Sectional Garage Door
Exterior Siding	Siding:	4'x8' Sheets of Treated T1-11
Framing:	Ceilings	8' Tall, Flat Ceiling Height (Per Plan)
	Walls	2x4 & 2x6 "Construction Grade" 1300 p.s.i. or Better" Exterior Framed Walls w/ 1/2" OSB Ext. Sheathing.
	Water Barrier	Tyvek House Wrap
	Floors:	2"x10" Floor Joists w/ 3/4" T&G Plywood Subfloors
	Roof:	1/2" OSB Roof Sheathing on Engineer Approved Roof Trusses
Entry Doors:	Front Entry	(1) 6'-8" Tall, x 36" Wide Style: Six Panel, Steel, Insulated
	Hall to Garage	(1) 6'-8" Tall, x 32" Wide Style: Six Panel, Steel, Insulated
	Patio Door	(1) 6'-8" Tall x 6' Wide Style: Sliding Door-Wall
Windows:	Jeld-Wen®	All Vinyl Zero Maintenance Dual Pane Low-E. Clear Glass With Hardware & Screens (No Grills)
	Color:	(White on White) or (Tan on Tan)
R. Shingles:	3 Tab, IKO®	Any Color Choice of: IKO. Three-Tab Asphalt Shingles (None Dimensional)
	Underlayment	15# Felt Paper, 36" Continues Ice & Water Shield over the Drip-Edge Flashing.
Masonry:	Bricks:	Full Brick Surround All 1st Floor
	Type:	Any Color Choice of Modular Sized Bricks that retails at: .030
Gutters:	Type:	5 Inch Aluminum Gutters & Extended Down-Spouts
	Color:	To Match Exterior Trim Color

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Cabinets:		Any Choice of Lafata or Phoenix Cabinets For a Total Retail Price of \$6,000
Plumbing:	Gas Lines To:	Furnace, Water Heater, Fireplace & Dryer
	Water Heater	50 Gal High Efficiency Power Vented Hot Water Heater
	Sump Pump	1/3 HP Cast Iron Submersible Sump Pump
	Ext. Spigots	2 Exterior Hose Bibb's
	Kitchen	
	Sink	33" Stainless Steel Sink. 50/50 Double Bowl
	Faucet	Stainless Steel Single Handle Pull-Out Faucet
	Laundry R	
	Sink	White Utility Tub w/Legs
	Washer Box	Wall Inserted Washer Box
	Bathrooms	
	Sinks	Single Over-Mount Sinks COLOR: White
	Faucets	Single Hole Faucets
	Tubs / Shower	Choice of a 3'x5' Shower or a 5' Soaker-Tub
Heating Cooling		
	Furnace	90%+ High Efficiency Furnace
	CO.MS Detect	Carbon Monoxide/Smoke Detectors Battery Operated / Interconnected
	Bath Fans	Exhaust Bath Fans in all Baths
	Thermostat	Regular Thermostat
Electric:	Amp Service:	150 Amp Electrical Service
	Light Package:	Receptacles, Overhead Lights. Coach lights, Switches & GFCI (per code)
	220 Line:	220 Line At Range
	Circuits:	Hood Fan Or Microwave Circuit (Above Range)
	Fans	Paddle Fan In Great Room

If Homeowner Will Supply Electrical Fixtures

(Homeowner Understands and agrees that if any of the homeowners electrical fixtures or parts of them are missing at time of installation, The Builder shall have NO RESPONSIBILITY for the above mentioned fixtures and shall install a keyless fixture in its place.

Furthermore The Homeowner agrees that: If new openings are to be made for the installation of the above fixtures The Homeowner shall be responsible for the cost of all repairs.

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Insulation:	R-15	Between All 2x4 Exterior Walls
	R-19	Between All 2x6 Exterior Walls
	R-38	At All Living Space Attic (None in the garage attic)
Drywall:		5/8" Drywall On All Ceilings Where Trusses Are 24" O.C.
		Moisture Resistant Drywall At Tubs & Shower Walls.
		1/2" Drywall On The Remaining Of House
		Garage Drywall, Taped and Mudded Only. (Not finished for paint)
All nail pops and seam separations of the drywall (if any) Due to normal settling of your home, will be repaired after a 12 month period of occupancy. Please Note: Builder will not be responsible to Re-Paint any of these repairs.		
Paint:	Exterior:	One Color Choice of: S. Williams Standard Exterior Paint Throughout (Not White)
	Interior:	One Color Choice of: S. Williams Standard Flat Interior Paint Throughout
	Int.Trim:	One Color Choice of: S. Williams Standard Semi-Gloss Throughout
Ceramic Tile:	Type:	Your Choice of Any Tile That Retail At \$2.50 Per Sq. Ft.
	Floors:	Kitchen, Nook, Hallway to Garage, Laundry-Room And All Bathroom Floors
	Walls:	Bath Tubs & Shower Walls Up-To 7'-0" High
Hardwood	Type:	Your Choice of Any Hardwood Floor That Retail At \$3.25 Per Sq.Ft.
	Floors:	Foyer, Study, Kitchen, Nook And Hallway to Garage.
Carpet:	Type:	Your Choice of Any Carpet That Retail At \$1.00 Per Sq.Ft. w/ #8 Lb Padding
	Floors:	Great-Room, Bed-Rooms, Bed-Room Closets & Hallways.
Concrete:	Type:	4" Thick of Reg. Concrete poured over 5" gravel or compacted sand.
	Location:	Driveway, Garage Floor, City Walks, Walks to Porch, and Porch
		Driveway (to be same width of garage door openings)
Garage Doors:	2 Car Garage	16' x 7' Single Steel Non Insulated Garage Door

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Interior Trim:	Doors:	Masonite® Six Panel Hollow Style Doors, 6'-8" Tall
	Door Moldings:	2, 1/2" Reg. O.G. Profile Casings
	Hinges & Knobs	Reg, Nickel Hinges & Knobs
	Window Moldings:	Drywalled on 3 Sides and Wood Sill at the Bottom,
	Base Molding	3" Reg. O.G. Base Moldings,
	F/P Mantle:	8" x 10" x 5' Long Fireplace Mantle.
	Stairs:	Wood Rails, Posts and Spindles (If Applicable) Painted Same Color As Rest Of The Trim
Granite Tops:		Choice Of Grade A1 Granite Throughout w/ 4" Backsplash & Standard Edge Profile.
		Under-Mounted Sinks w/ Single Hole Faucets Cut-Outs
Mirrors:		30"x36" Frameless Mirrors Above All Vanities

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