



Standard Specification Sheet

EXTERIOR FEATURES:

- Concrete drive from street to condo unit
- Concrete service walkway from driveway to front porch
- ANDERSEN High Performance 200 Series Windows
- Therma True insulated fiberglass exterior doors with weather stripping
- 2 exterior GFI outlets
- Schlage levers with dead bolts on all egress doors
- Vinyl siding and maintenance free overhangs
- Life-time CertainTeed architectural shingles with ice and water barrier
- Distinctive and unique front elevation designs
- 13 x 10 concrete patio
- 16 x 7 insulated overhead garage door with opener & 2 controls
- Continuous aluminum gutters on most horizontal roofs
- Excellent one year warranty program

INTERIOR FEATURES:

- Walls painted one color throughout with second accent color (must select within Builder's standard choices)
- Painted panel doors and dimensional trim
- Schlage satin nickel interior levers on all swing doors
- Flooring choices by allowance
- Lighting fixture choices by allowance
- Screens on all operating windows
- Up to 3 pre-wired TV jacks included
- Base Trim: 5 ½" MDF
- Casing: 3" Flat MDF
- Nine-foot ceilings throughout on main floor
- Two ceiling fan boxes placed at owner's discretion – fans are part of the lighting allowance
- Closet Shelving by allowance

BATH AND KITCHEN FEATURES:

- Cabinet choices by allowance
- Appliances: Frigidaire GALLERY Series from Northgate Appliance – includes an electric range and finish to be regular smudge proof stainless.
- Elkay Stainless steel 2 bowl slim rim kitchen sink with Delta Leland Style Pull-Down Faucet
- Standard stainless-steel dual-control faucets and plumbing accessories in baths
- Countertop choices by allowance
- Bath hardware by allowance – installation included
- Plate glass mirrors installed above bath vanities to match their width
- ALL Plumbing fixtures to be provided by BJW Berghorst (11430 James St Holland)
- Standard 5' fiberglass tub & shower combination in guest bath
- Standard 4' or 5' fiberglass shower in mater bath depending on plan
- White 3"x 6" subway tile from top of master shower to 9' ceiling
- Comfort Height Toilets – Maxwell SE ErgoHeight Elongated
- Badger#5 Garbage Disposal

ENERGY FEATURES:

- R-49 attic insulation
- R-13 Fiberglass insulation in side walls
- 7/16" exterior sheeting
- Foam sealed exterior openings and insulation around windows and doors
- Low-E glass windows: ANDERSEN High Performance 200 Series
- Ridge vent, continuous soffit venting and baffled truss bays for proper ventilation
- House wrap
- 96% Tempstar #f9MXE060, 60,000 B.T.U. 2-Stage Gas Furnace Package with AprilAire High Efficiency Humidifier and 2 Ton 14 SEER. Deluxe High Efficiency Air Conditioner
- Energy efficient electric hot water heater
- Garage walls: R-13 insulation
- Garage Ceiling: R-25 insulation

OTHER QUALITY FEATURES:

- 9' Stud Walls – 16" on center
- Minimum 21' garage
- 100 amp electrical service
- Laundry: wiring for electric dryer and plumbing hook ups for washer
- Privacy locks for all bedrooms and bathrooms
- Hard-wired smoke detectors with battery back up per code
- Finished garage with 1x4 treated, unpainted base trim
- Landscaping & Irrigation included
- Pull Down Stairway in Garage with light storage in garage attic