

Standard Features

FOUNDATION

- 5 Course Crawl Space
- Termite shield

FLOOR CONSTRUCTION

- 2X10 Studs 16" O.C.
- 23/32" T&G OSB Floor Decking

EXTERIOR WALLS

- 2X6 Exterior Walls on 16" Centers
- Double 2X6 Top Plates
- 8' Wall Height
- 7/16" Structural OSB Sheathing
- Wind Wrap Air Infiltration Barrier
- Vinyl Ship Lap Siding

INTERIOR WALLS

- 2X4 Interior Wall Studs 16" O.C. Interior Walls
- 2X4 Marriage Wall Studs 16" O.C. with 7/16" OSB Sheathing
- Primed 1/2" Smooth Drywall Throughout

ROOF & CEILING SYSTEM

- 8' Flat Ceiling
- 5/12 Roof Pitch with 12" Residential Eave Overhangs
- Pre-Engineered 40/# Roof Trusses 24" O.C.
- 7/16" Structural OSB Roof Decking
- Ice Guard at Eaves
- Ridgevent Roof Ventilation System
- Vented Vinyl Soffit
- Aluminum Fascia
- Aluminum Drip Edge on all Roof Edges
- Smooth Drywall Ceiling
- Architectural Shingles (Limited Lifetime Warranty)

INSULATION

- R-21 Fiberglass Insulation in Exterior Walls
- R-38 Batt Insulation in Ceiling

FLOOR COVERING

- Congoleum Vinyl Flooring (Kitchen, Baths, Utility and Foyer)
- 8# Rebound Carpet Pad
- 25oz Carpet Selections

EXTERIOR DOORS AND WINDOWS

- 3/0 x 6/8 White 6-Panel Fiberglass Front & Rear Door with Deadbolt Locks
- Door Pan on Exterior Doors
- White Low-E Vinyl Insulated Argon Filled Double Hung Windows (no grids). Egress Window in Each Bedroom
- Front & Rear Door Kwikset Lockset with Smart Key
- Lineals on Front Door side

INTERIOR DOORS AND TRIM

- White Painted 2-Panel pre-hung Interior Doors w/ 3 Mortise Hinges
- 36" Interior Doors w/Door stops —Where available
- Privacy Locks on Master Bedroom & Bath Doors
- White Painted Pine Moldings Throughout
- Wire Shelving in all Closets and Washer/Dryer Area
- Metal Lever Interior Passage Sets - Brushed Nickel

PLUMBING

- All plumbing connections done ready to connect to customer water and sewer
- Shut off Valves for all Sinks, Lavatories, Water Closets and Main Water Line
- Plumb, Wire and Vent for Washer/Dryer (Per Plan)
- 50 Gal. Electric Water Heater with Pan
- 2 Exterior Water Faucets

HVAC

- Trane Electric Heat Pump/Air conditioning Unit
- Air Returns in Every Room
- Programmable Thermostat

KITCHEN

- Evermore Custom Cabinetry – KCMA Certified
- American Maple or Rustic Elm 3/4 Overlay Cabinetry
- Hardwood 5-Piece Mission Flat Panel Cabinet Doors
- Hardwood Oak Cabinet Face Frames
- Choice of Cabinet System
 - * City Scape 30"/36"
 - * 36" Cabinets w/Crouse Crown
 - * 30" Cabinets w/Crouse Crown & Soffit
- Adjustable Shelves in Overhead Cabinets
- Drawer-Over-Door Base Cabinets
- Tip-Out Trays @ Kitchen Sink
- Dovetail Drawer Construction
- Soft-Close Undermount Drawer Guides & Hidden Cabinet Hinges
- Laminate Countertops with Crescent Edge & 4" backsplash
- 8" Deep Double Bowl Stainless Steel Kitchen Sink
- Brushed Nickel Single Lever Pull-down Faucet
- Standard Appliance Package: 30" Deluxe Gas Range, 18 cu. ft. Frost Free Refrigerator
- Power Range Hood with Light
- Cabinet Pulls (Brushed Nickel, Black, or Gold)
- Kitchen Island—Where Available
- 5 Arm Dining Room Light (Brushed Nickel or Black)
- 1 USB II Receptacle

BATHS

- Brushed Nickel Metal Faucets
- Anti-Scald Valves on Showers and Tubs
- Bath Vanities to Match Kitchen Cabinets
- 36" High Vanities
- Laminate Countertops with Crescent Edge
- China Sinks w/overflows & pop-up drains
- 1.6 Gallon Flush Elongated Raised Toilets
- Lighted Exhaust Fans with Insulated Ducts – All Baths
- 2-Light Vanity Light in Bath 2
- Recessed LED Lights over Master Vanity & Tub
- 60" One Piece Fiberglass Tub/Shower
- Curved Front Garden tub/shower for Master Bathroom
- Linen Cabinets – Where available
- 24x36 Black Framed Mirrors

ELECTRICAL

- 200 AMP Electrical Service with 40/40 Panel Box
- 2 TV Jacks
- 2 GFI Exterior Receptacles with In-Use Covers
- Exterior Light at Front & Rear Door
- Recessed LED Lights t/o
- Bedrooms have switched receptacles
- All Walk-in closets have switched 6" Recessed LED Lights
- Smoke Detectors with Battery Back-up
- Carbon Monoxide Detector (s)

CAPE MODELS

- 12/12 Roof Pitch with 12" Eaves
- Close-Off Package for 2nd Floor including Interior Door and partitions
- 3/4" OSB Floor Decking for 2nd Floor
- (2) 110' Electrical Circuits to Junction Boxes for Future Lights
- Electrical Circuit to junction Box for Future Smoke Detector (s) & for Future 3-Way Light on 2nd Floor
- Rough-In Plumbing for Future Bath on 2nd Floor
- Stairs with Handrail and Carpet
- 2nd Floor Gable End Windows Optional

MISCELLANEOUS

- Building permit (Sussex County)
- Plumbing and Electric Hook-ups Under Home
- Gutters & Downspouts
- 2 Composite Steps