

\*\*\*\*\* STANDARD FEATURES \*\* GRANDVIEW BI-LEVELS\*\*\*\*\*

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**Quality Construction Features:**

6- course block foundations (as per model)  
 Foundation tar sealed  
 Perimeter foundation drain tile  
 Floor slab with vapor barrier  
 Radon pipe (passive system)(as per model)  
 Sump pump when needed  
 Reinforced concrete  
 Steel beam in basements (as per model)  
 Steel post in basements  
 Engineered Nascor floor joists  
 ¾” Tongue & groove subfloor  
 2x4 studding, 16” o/c  
 Pressure treated sill plates on concrete & block  
 Engineered trusses  
 General cleaning service provided before move in  
 Our (1) year warranty

**Interior Features:**

Quality carpeting  
 Quality vinyl flooring  
 ¼” underlayment under vinyl flooring  
 Square or rounded drywall corner bead  
 MAB low-lustre washable paint  
 6 Panel Elite interior doors  
 Colonial casing & baseboard (stained)  
 Oak stairway railing (stained)  
 Oak stair skirt boards (stained)  
 Textured ceilings  
 Wire closet shelving  
 Bright brass hardware throughout

**Exterior Features:**

Brick & vinyl siding (as per model)  
 .044 maintenance free vinyl siding  
 White vinyl soffit  
 White aluminum fascia  
 30 year architectural shingles  
 White aluminum seamless gutter  
 Shutters on front  
 White vinyl porch posts or railing (as per model)  
 10’x14’ pressure treated deck  
 Concrete sidewalk front door to driveway  
 Paved driveway  
 Seeded yard  
 Excavation

**Garage Features:**

2 car garage  
 Garage floor drain  
 Drywalled (unfinished)  
 Insulated steel garage doors  
 Garage door openers

**Energy Saving Features:**

Housewrap air infiltration barrier  
 Air infiltration sealed to Comfort Home standards  
 Flex-wrap & flashing around exterior of windows  
 R-13 fiberglass insulation (exterior walls)  
 R-5 / 1” exterior wall foam sheathing  
 R-18 total exterior wall insulation  
 R-38 blown cellulose in attic  
 R-19 fiberglass insulation (floor)  
 High energy efficient heat pump/central air  
 Therma-Tru insulated steel exterior doors  
 Insulated steel garage doors  
 Ridge vent attic ventilation  
 Andersen high performance white vinyl clad windows  
     Double pane insulated low-e glass  
     Tilt with finelight grilles  
 Screens

**Electrical Features:**

Square D panel & breakers  
 200 amp service  
 Wire & switch for future post light  
 3 exterior electrical outlets  
 Outside lights at exterior doors  
 Door chime  
 Ceiling lights  
 Ceiling fan support boxes in ceilings  
 Smoke detectors with battery back-up (all floors)  
 Pre-wired connections for 6 telephones & 6 televisions  
 Lighting package

**Plumbing Features:**

Pex-manifold system  
 Our standard Moen faucets  
 White fiberglass tubs & showers  
 White Mansfield toilets  
 2 frost free hose bibs  
 Washer & dryer facilities

**Kitchen & Bath Features:**

Custom oak cabinets & vanities  
     Cathedral raised panel doors on upper units  
     Square raised panel doors on lower units  
 ¾” construction  
 Open soffit with crown/bead moulding  
 Flip down sink trays  
 Double bowl stainless steel sink  
 Refrigerator icemaker hook-up  
 Wiring for Garbage Disposal installation  
 Fluorescent light above sink  
 Appliance package  
 Post form laminate counter tops  
 White cultured marble vanity tops  
 Vanity plate glass mirrors  
 Vanity lighting  
 Fan & light combinations in baths

● Check plans and specifications on each basic home. All plans are reversible as shown by floorplan. Standard features are subject to change without notice.