



Premium Line Standard Feature List

Full-time Warranty follow-up Program
Guaranteed Home and Lot Package Prices –no increases or hidden costs
In-House Design and Drafting Services at no extra costs

Energy Saving and Construction Std. Features

- R-44 Ceiling insulation
- 2x6 studs 16" o.c. construction with R-19 batt insulation
- Insulated steel paneled exterior doors with weather stripping
- *Anderson 200 Series*, Low-E insulated glass double – hung or casement* windows w/ full screen and jamb extenders
- *Anderson 200 Series*, Low-E insulated glass patio door with screen*
- Kohler water saver shower head
- *Bradford White or equivalent* energy efficient 50 or 75* gallon gas hot water heater
- 95% + high efficiency, *Lenox* gas furnace
- Spray foam insulation at Basement joists ends
- Cold air returns in all bedrooms for maximum efficiency

Standard Construction Features

- 8' high, 8" thick concrete Basement walls
- Sump pump
- LVL main beam support with steel columns in Basement
- Sill sealer foam between foundation and framing
- Engineered wood I-joists
- 3/4" T&G OSB subfloor glued and nailed
- OSB sheathing with house wrap – house, garage, and gables
- Ridge vents in attics
- Engineered roof trusses
- Maintenance free aluminum soffits and fascia
- (2) 32" x 16" vinyl Basement windows w/ screens and galvanized area well
- Copper water service
- Drywall Basement staircase
- 200 Amp electrical service
- Ground fault protection
- Combination smoke and CO detectors on all levels

Exterior Features

- Name brand textured vinyl siding
- 30 year dimensional shingles w/ 15# felt paper
- Insulated steel paneled overhead garage door w/ one garage door opener
- *Anderson 200 Series*, Low-E insulated glass aluminum window w/ full screen and service door* on Garage
- *Schlage* dead bolt locks on all exterior doors
- Wiring for exterior coach lights at Garage overhead door(s), service door*, front and rear doors
- 2 waterproof exterior electrical outlets
- 2 exterior hose bibs
- Garage GFI outlet for utility purposes
- Exterior painting and staining available

Interior Features

- Choice of white or oak colonial or ranch trim
- Oak flush or white solid six-panel doors
- Closet jambs cased in oak
- Bedroom closet w/ wood double pole and shelf for more usable closet space
- *Schlage* door knobs in choice of antique or polished brass and privacy locks on all Baths and Master Bedroom
- Antique or polished brass deluxe closet hardware
- Drywall standard finish is sand textured, primed and painted in Dover White (or other color per choice)
- Front door chime
- Outlet for ceiling lights in all bedrooms
- 3 phone jacks (8 line wire)
- 42" wood burning, heat circulating fireplace w/ oak colonial box mantel, raised hearth, and cultured stone facing, 6' wide to ceiling*
- Oak colonial handrails, posts, and spindles on two-story models
- Light fixture allowance
- Generous flooring allowance –Trackless, plush carpet w/ choice of colors and prime urethane padding and high level vinyl*
- Interior staining or painting available

Kitchen Features

- *Cardell* cabinetry w/ ample choice of door styles and finishes
- Computer designing of cabinetry layout
- *Formica* or *Wilson Art* laminate countertop in wide variety of colors
- Variable speed range hood vented outside
- Choice of 220V electric or gas connection to stove
- Kohler double stainless steel sink
- Kohler single handle chrome faucet w/ sprayer
- Water shut off valves at sink
- Water/Ice maker line to refrigerator

Bath Features

- Kohler/Sterling tub/shower units in white
- Choice of cultured marble vanity tops or porcelain bowl in laminate tops
- *Cardell* cabinetry w/ ample choice of door styles and finishes
- Kohler single handle chrome faucets
- Allowance for towel bars and mirrors
- Vented bath exhaust fan on separate switch
- Posi-temp (anti-scald) valves in showers or tubs
- Water shut off valves at sinks and toilets
- Kohler water saver toilets in white

Laundry Features

- Choice of 220V electric or gas connection for dryer
- Exterior vent for dryer
- Hook-ups for washer
- Laundry tub in Basement* or Laundry Room*

*Where Applicable