



# STANDARD FEATURES & SPECIFICATIONS

## VILLAS

### CONSTRUCTION AND SYSTEMS

- Quality Pre-engineered exterior and interior wall panels (components) with 7/16" OSB sheathing.
- House Wrap on all exterior walls reduces air infiltration.
- 9' Basement Foundation walls provide additional head room.
- 7/16" OSB roof sheathing with 15 lb. felt paper with 30-year Architectural Shingles
- 3/4" OSB tongue-and-groove subflooring, glued and nailed
- Pre-engineered floor systems for added structural stability and strength
- Flow-Guard Gold® CPVC water supply lines
- Fire Suppression System (fire sprinkler) as required by code
- Public water and sewer
- Natural gas utilities; Underground utilities

### EXTERIOR HOME FEATURES

- Encore Wolvenne® 4-1/2" Dutch lap maintenance-free vinyl siding
- Maintenance-free vinyl soffit and aluminum rakes and fascia
- Maintenance-free vinyl trim and corners
- Concrete front steps and stoop
- Wrought iron railings (as required by building code)
- Williamsburg exterior detailing: crosshead window trim per plan.
- Raised panel pre-finished shutters
- One and Two-car front entry garages with opener and 2 remotes.
- 8'x8' steel garage doors with glass inserts.
- Asphalt driveway and 42" wide concrete leadwalk
- Two exterior hose bibs; a minimum of two exterior waterproof GFI electric outlets; per electrical code
- Antiqued bronze lanterns on front of home (most models)
- Cluster mailbox
- Landscape package with sodded yard

### ENERGY EFFICIENT HOUSE FEATURES

- High efficiency SEER 13 Trane® heating and air-conditioning systems "90%+" gas furnace, 5 year warranty
- High efficiency 50 gallon electric hot water heater
- Foundation wall sill sealer to prevent air infiltration
- Exterior foundation waterproofing system
- R-38 insulation in attic ceilings
- R-19 insulation in all overhang areas
- R-13 insulation in side walls
- Ply-Gem® 1700™ series Low-E, energy efficient, maintenance-free, single-hung vinyl windows with tilt-in feature, 1" contoured style integral grills and screens
- Ply-Gem® 5700™ series Low-E, sliding glass door in kitchen with 1" contoured style integral grills (per plan—except Potomac)
- Fiberglass insulated front entry door with Schlage® designer hardware, deadbolt & bronze kickplate.

### INTERIOR FEATURES

- 9' ceilings first floor, 8' second floor (per plan).
- Oak hardwood tongue-and-groove flooring with polyurethane finish in entrance foyer and powder room
- Designer wall-to-wall nylon carpet
- Armstrong® wax-free resilient flooring in kitchen and laundry room

### Colonial Trim Package:

- Six-panel doors with colonial door casings
- High quality—lever door handles - choice of Satin Nickel or Bronze
- Colonial casing around all openings and windows. Window sills
- 5 1/4" baseboards throughout 1st floor; 3-1/4" remaining areas.
- 5 1/4" crown molding in foyer, dining room and 2nd floor hall
- Ventilated closet and pantry shelving
- Elegant lighting package
- Laundry room with washer and electric dryer hook-ups with exterior vent
- (1) single CAT5e phone outlets and (2) single RG6 coax outlets (no cable jacks)

### KITCHEN FEATURES

- Merillat® Cabinetry - Millbridge II® oak, Series 100® birch or Sundale® maple 42" cabinets with crown moulding, 24" deep refrigerator cabinet with side panels, Lazy Susan, adjustable hidden hinges and choice of over 40 decorative hardware (pulls).
- WilsonArt® Laminate countertops with double-bowl sink
- Recessed ceiling light fixtures (per plan)
- Frigidaire® Energy Star® dishwasher #FFBD2405KS (stainless)
- 30" Frigidaire® Smooth-Surface, Self-Cleaning electric range #FFEF3017LS (stainless)
- Frigidaire® Under-Cabinet range hood #F30WC19EC (stainless) with non-vented recirculating kit.
- Delta® 441—DST Single lever faucet with separate spray (chrome)
- Ice-maker rough-in with recessed box and shut-off valve

### BATHROOM FEATURES

- Luxurious Owner's Bath
- Ceramic Tile in Owner's Bath: 13"x13" floor, 8"x12" or 10"x16" surround
- Ceramic Tile in Secondary Full Baths: 6"x6" floors & surrounds
- Delta® washerless/no-drip faucets
- Merillat Millbridge II® oak, Series 100® birch or Sundale® maple vanities with choice of decorative hardware (pulls) and cultured marble vanity tops in full baths
- Pedestal sink in powder room
- Exterior vented bathroom exhaust fans

### FEATURES THAT PROVE OUR COMMITMENT

- Pre-construction orientation meeting with construction manager
- Initial pre-settlement walk-through orientation
- Final pre-settlement walk-through inspection
- Post-settlement warranty service inspection
- RWC 10-year warranty
- An earned reputation for quality construction since 1951

