



STANDARD FEATURES & SPECIFICATIONS

SINGLE FAMILY - DETACHED

CONSTRUCTION AND SYSTEMS

- Quality stick-built construction
- Crawl Space Foundation (Avalon, Claiborne and Preston)
- 8' Unfinished Basement Foundation (Chester, Tilghman, Oxford and Ridgely)
- 7/16" OSB roof sheathing with 15 lb. felt paper with 30-year Architectural Shingles
- 7/16" OSB wood sheathing on exterior walls
- House Wrap
- 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
- Public water and sewer
- Natural gas utilities; Underground utilities

EXTERIOR HOME FEATURES

- 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
- Two-car front entry garage with opener, drywalled and taped
- Carriage-style garage door
- Insulated steel garage doors with nylon rollers for quiet operation
- 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)
- Custom lamppost with antiqued bronze lantern
- Cluster mailbox
- Landscape package with sodded front, side and rear yard

ENERGY EFFICIENT HOUSE FEATURES

- High efficiency SEER 13 Carrier® 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 (basement models)
- 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 single-hung windows with Tilt-In feature and 1" contoured style integral grills and screens
- Ply-Gem® 5700 Series™ Low-E sliding glass door with 1" contoured style integral grills in kitchen/morning room (per plan)
- Fiberglass insulated front entry door and Schlage® designer hardware, deadbolt, brass kickplate

INTERIOR FEATURES

- 9' ceilings first floor; 8' ceilings second floor
- Oak hardwood tongue-and-groove flooring with polyurethane finish in foyer, first floor gallery, 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
- Lever door handles
- Colonial casing around all openings and windows. Window sills
- 5 1/4" baseboards throughout 1st floor; 3-1/4" remaining areas.
- 5" crown molding in foyer 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

- Timberlake® Cabinetry - Fairfield Oak or Maple
- WilsonArt® Laminate countertops with double-bowl sink
- Recessed ceiling light fixtures (per plan)
- Kenmore® dishwasher #22-15233 (stainless)
- 30" Kenmore® electric range #22-90133 (stainless)
- Kenmore® range hood #22-51040 (stainless)
- Delta® 441 - Single lever faucet with separate spray (chrome)
- Ice-maker rough-in with recessed box and shut-off valve
- Spacious pantry with ventilated shelving

BATHROOM FEATURES

- Luxurious Owner's Bath
- Ceramic Tile in Owner's Bath: 13"x13" floor, 8"x10" surround
- Ceramic Tile in Secondary Full Baths: 6"x6" floors & surrounds
- Delta® washerless/no-drip faucets
- Timberlake® - Fairfield Oak or Maple vanities with 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



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SERIES