

Nathan Heights I

Construction Specifications

Construction Features:

1 Year Home Warranty with Pro-Home
Roof: 1/2" Roof Sheathing with Built Out (Extended) Rake Boards
Roof Shingles - Architectural Style - 25 Year Manufacturer Pro-rated Warranty – Select Color
Walls: 2x4-Frame Construction - 3/8" Wall Sheathing
Floors: 3/4" Tongue & Groove Decking
Foundation: Full Basement - Poured Concrete – Walk Out Basement Per Site Conditions

Exterior Features:

Windows: Insulated Windows - Tilt Wash - Screens, Grills Between Glass
Doors: Insulated - Front Door with Double Side Lite – Choose Header
Pre-Cast Front Steps: Wrought Iron Railing Per Code
Shutters: Front of Home - Vinyl - Choose Color – Front Door Painted to Match
Siding: Vinyl - Choose Color of Body, White Trim
Exterior Trim: Metal Wrapped Roof Trim - White, Painted Trim Around All Doors – White

Landscaping:

Loam, Rake And Hydro-Seed All Disturbed Areas
Driveway: Paved Flare-Top Driveway - Two Coats Asphalt
Walkway (Front Only): Flagstone Over Lawn – Single Width
Shrubs: 6 At Front of Home

Interior Features:

Walls: Drywall - Painted Finish - Off White
Door & Window Trim: Wood Molding - White Painted Finish
Baseboard Trim: Wood - White Painted Finish
Interior Doors: 6 Panel Molded Doors – White Painted Finish

Kitchen:

Sink: Stainless Steel - Single Bowl
Plumbing Fixtures: Standard Fixtures
Appliances: - Range, Dishwasher, Range Hood
Cabinets: Choose From Seller's Selection
Floor: Vinyl

Bathrooms:

Sink: Porcelain - White
Vanity: Choose From Seller's Selection
Tub / Shower: 1 Piece Fiberglass – White – Builder Standard Faucets
Floor: Vinyl
Mirrors: Over Bathroom Vanities - Includes Light Strip
Exhaust Fans: Standard In All Bathrooms

Laundry Area:

Located In 1st Floor Bathroom or Basement
Hookup Includes: Hot and Cold Water Supply with Drain - Dryer Vent Outlet and Gas Stub
Washer and Dryer Installation and Venting Is the Buyers Responsibility

Flooring:

All Areas Carpeted Unless Otherwise Noted – Dining Room Hardwood

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Heating:

Forced Warm Air Heat: 90 % Energy Rated Gas Furnace

Insulation: Minimum

Floor: R-19 Insulation
Walls: R-13 Insulation
Attic: R-30 Insulation

Plumbing:

Hot Water: 40-Gallon Gas Hot Water Heater
Water Piping: Copper
Drain Piping: PVC
Exterior Water Faucets – Frost Free Front and Rear – Locations Chosen By Plumber Only

Electrical:

200 Amp Electrical Service Panel
Exterior Electrical Outlets: Front and Rear – Locations Chosen by Electrician Only
Lighting Package - Builder Standard - Buyer to Supply All Upgrades
Door Bell: Front and Side Entrance

Utilities:

Public Water - Public Sewer - Natural Gas
Telephone - Prewired in Kitchen, Family Room and Master Bedroom
Cable - Prewired in Family Room and Master Bedroom

Fire Protection:

Hard Wired Smoke Detectors Per State Code

Additional Features:

Master Bedroom with Cathedral Ceiling and Paddle Fan Hookups
Master Bathroom with Shower or Tub – determined by plan
Gas Fireplace with Granite Surround and Wood Mantle
Center Island with 2 Recessed Lights Above
Oak Flooring (Pre-Finished) In Dining Room.
6' Glass Slider (3' Atrium Door in Corona style) To 10 X 12 Pressure Treated Deck

Allowances: (All Allowances Include Materials, Installation and Taxes)

Flooring: (All Carpet and Vinyl Flooring)	\$ 14.00 Sq. Yd.
Appliances: (Stove, Microwave, Dishwasher)	\$ 1,200.00
Cabinets: (Kitchen and Bathroom Cabinets)	\$ 5,500.00

Selections To Make: (note: some selections may have already been determined, ask Broker)

Vinyl Siding and Shutter Colors	Roof Shingle Color
Carpet, Oak Flooring	Kitchen and Bathroom Cabinets / Countertops
Appliances	Gas Fireplace Selections
All Options To Be Included In The Home	Front Door Pediment

Note: Seller reserves the right to substitute and make changes, as conditions require, with equal or better quality. All selections must be made from Sellers samples and from Seller suppliers only. All extras not included in the P&S are to be paid direct to Seller and are non-refundable. All selections must be made within 1 week of signing the P&S. Actual location of house and driveway as well as all temporary and final grades are determined by Seller only and may be not as shown on any plan.