



Elite Standard Features

Foundation:

- 8" poured concrete foundation
- Tremco Barrier Solutions water proofing with lifetime warranty
- 16" Brick or Stone wrap on Front Elevation
- Form A Drain tile Interior and Exterior, with Sump Pump or Gravity drain
- Steel Beams primed
- 4" Concrete floor vapor barrier on 4" Gravel base
- Vented Glass Block Windows
- Carpet and Safety Railing for Basement stairs

Construction Features:

- "2 x 10" Rim and Floor joists 16" on center
- 2" x 4" walls 16" on center
- 3/4" OSB Flooring, Glued and Nailed to reduce squeaks
- 7/16" OSB Sheathing on Exterior walls for Extra Strength
- Structurally engineered roof system
- GAF/ELK Timberline 30yr Dimensional Shingle
- Roof felted with Ice Guard in Valleys and Eaves

Flooring and Allowances

- Armstrong vinyl Successor in all baths, kitchen and laundry (2 different selections allowed)
- Frank Michaels Homes standard Carpeting with 6# pad (35 colors to choose from, one color throughout house)
- Your choice of Builders Standard Selections Hardwood or Ceramic Tile in Foyer
- Mirrors, Towel Bars, and Paper holders included in all Baths
- Appliance Maytag package Inc. range, dishwasher and microwave (vented to outside) or \$1,200.00 allowance
- Lighting allowance is \$1.20 per sq. ft.

Exterior:

- Concrete drive, city walk and 42" building walk (Drive 17' wide, 50' setback, up to 100' of city walk)
- Aluminum downspouts with up to 400' of Down Spout Drains (4" schedule 35)
- Raised panel Fiberglass exterior doors with aluminum clad Frames
- Alside double hung windows with Low E glass and half screens, with grills on all front windows (per plan)
- Norandex Woodsman select vinyl siding (premium .044 thickness)
- 25% Stone or Brick Frontage

Electrical Features

- 200 Amp service run in conduit
- Electric powered smoke detectors w/battery back up
- CO2 detectors located near Master Bedroom wired to all smoke detectors
- One front and rear exterior GFI outlet
- One basement and garage GFI outlet
- Upgraded Phone/Cable, 6 CAT5 Phones and 5 RJ6 Cable Outlets
- Ceiling wiring in bedrooms and walk in closets
- Two Recessed Lights

Garage:

- Insulated Steel Garage door with Opener and two remotes
- 4" Concrete floor with wire mesh and Steel Reinforcing Rods
- Walls have Drywall and Textured
- Floor Drain with Hot and Cold water

Interior Design:

- Generous Cabinet Allowance

Choose from two different trim packages

- 1 Solid Core Six panel Masonite Doors on First Floor with Hollow Core Six panel Masonite Doors on Second Floor, and 6 panel Hollow core Bifold door throughout house. 3 1/4" MDF Casing 5 1/4" MDF Base, Trim and Doors Painted. Maple Stair rail & Maple Fireplace mantle stained to match cabinets
- 2 Solid Core Six panel Masonite Doors on First Floor, with Hollow Core Six panel Masonite Doors on Second Floor and 6 panel Hollow core Bifold doors throughout house. 3 1/2" Poplar Base 2 1/4" Poplar Casing with Painted Doors, and Trim stained to match cabinets

Choose From Two Fireplace Mantle Options

- 1 Custom wood mantle with Ceramic Tile Face selected from Builders Standard Selections and Flush Hearth
 - 2 Dutch Quality Stone up to mantle height with Raised or Flush Hearth
- Windows jambed and cased, Circle top windows drywall returned with sill
 - Openings Jambed and cased or arched drywalled
 - Laminate top with wood edging in baths and Kitchen
 - Ceramic Tile backsplash in kitchen selected from Builders standard Selections
 - Tray ceiling with crown molding and Sunburst Design in Dining Room
 - Chair rail in dining room
 - Wood burning Fireplace with Gas Logs and Doors
 - All painting, staining and varnishing
 - Brass Schlage Georgian Door Knobs, or upgrade to Satin Nickel or Oil Rubbed Bronze for \$450.00

Plumbing

- 50 Gallon High Efficiency AO Smith Gas Water Heater
- Laundry sink with cabinet
- Glamour Master Bath with 2 Sinks, Garden Tub, and 4' Shower with Shower Door
- Ice maker hook up
- Powerful 1/2 horsepower badger garbage disposal
- MOEN faucets in Chrome
- Gas lines to range, hot water tank and gas logs
- Hot and Cold water in Garage, and two exterior faucets
- CPVC water lines
- PVC drain lines
- Kohler Brookfield sink (Available in Bisque or White)

Energy Efficient Construction

- R38 Ceiling Insulation
- R13 Wall Insulation
- House Wrap for reduced air infiltration
- 1/2" flexcell under sill plates
- Trane professionally designed high efficiency 90% furnace
- Trane Central Air Conditioner
- Caulk and Seal Package

We reserve the right to modify or change plans, specifications and features. This is For illustrative purposes on and not intended as part of any legal contract