



## STANDARD FEATURES

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- Zero step entry from garages
- Dramatic Ceiling Heights With 9'-0" Walls and tray ceilings.
- Large kitchens with oversized islands and seating
- Cabinetry with Full Extension Soft Close Drawers and doors
- Granite or Quartz Countertops throughout - (Level 1 included)
- First floor Laundry Room
- Orange Peel Finish on All Walls and Ceilings
- Painted white ceiling and One Wall Color included
- Painted solid core doors
- Schlage Premium Door Hardware Throughout
- Premier Luxury Vinyl Flooring
- Premier Carpeting Included in Bedrooms and on the Stairs
- Laminate Closet Shelving
- Full Basement
- Quality Workmanship, construction and materials
- Select your cabinetry colors, countertops, LVP and Carpet Colors
- 1 Year Builders Warranty

## FOUNDATION, STRUCTURE AND EXTERIOR FINISHES

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- Form A-Drain drain tile system.
- 9' Foundations providing extra height for finished basements
- 2" R-10 Exterior Foundation Insulation with Insulcrete Coating
- Spray applied tar waterproofing.
- 2 X 6 Walls with 16" stud spacing.
- Structurally Engineered I-joist Floor System
- Engineered Roof Truss System
- Owens Corning Lifetime Dimensional Fiberglass Shingles
- R-50 Fiberglass Blown Ceiling Insulation With R-38 At Slopes
- R-19 Exterior Wall Batt Insulation with Poly Wrap
- R-21 Sprayed Closed Cell Foam Insulation at Box Sills
- LP Smartside prefinished siding with gable accents
- LP Smartside Cedar Texture Trim at Windows, Doors & Corners
- Premier Cultured Stone Accents - Varies Per Plan
- Maintenance Free Aluminum Soffits, Fascia, gutters and downspouts
- Insulated Fiberglass Front Door With 1/3 Lite Clear Glass
- Full View Storm/Screen Door

- Insulated Fiberglass Fire Door at Garage Entry
- 2" Double sided steel Insulated Garage Door with a quiet chain drive opener, 2 remotes and keypad
- Attached Garage is insulated and Drywalled
- Energy Star Rated Alliance Windgate® Vinyl Windows - Single Hung

## PLUMBING, HVAC AND ELECTRICAL

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- Pex Water Supply System
- PVC Wastes Pipes, Vents And Soil Stacks
- 50 Gallon High Efficiency, Power Vented Water Heater
- Shower/Tub Surround Units per plan - Options Available
- Kohler Comfort Height Toilets - Elongated
- Moen or Kohler Shower and Faucet Fixture Options
- Moen or Kohler Kitchen Faucet Options with Pull down spray feature
- Stainless Steel Undermount Kitchen Sink
- 1/2 HP Badger Garbage Disposal
- Water Line to Refrigerator
- Shut-Off Valves for all Plumbing Fixtures
- Two Frost-Proof Exterior Hose Bibbs
- Submersible Sump Pump in Sealed Crock
- Armstrong 96% 70,000 BTU High Efficiency Furnace
- Armstrong High Efficiency 16 Seer 2 Ton Air Conditioner
- Programmable Thermostat
- Vented Exhaust Fans in Bathrooms
- Vented Microwave/Range Hood
- Gas line to Range and Dryer
- Vented Exhaust for Dryer
- 200 Amp Service
- Interconnected Electric Smoke/Carbon Monoxide Detectors
- 220 Volt Electric for Dryer and Range
- Cable Jacks in 2 locations
- GFCI Outlets per code
- Switched Outlets in Both Bedrooms
- Overhead Light Fixture in Both Bedrooms
- Recessed LED Lights in main living areas per plan
- Pendant Light Fixtures over Kitchen Island
- Ceiling Fan in Living Room
- Front Doorbell Chime
- Two Keyless lights in Garage and one GFCI protected outlet
- Exterior Waterproof Outlets
- Exterior Porch Lights at Front and Rear - Two Garage Coach Lights

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JANSSEN ■ BRUCKNER

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BUILD ■ BROKER ■ DEVELOP

ASSOCIATED WITH:



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