



Standard Features

3/16/2018

Interior	Electrical
Drywall – ½” glued and screwed (minimal perimeter nailing required), 5/8” drywall at truss ceiling location	200 amp. panel box
½” drywall on common wall between house and garage and 5/8” fire-rated drywall on ceiling of garage, taped with one coat of mud	Lighting package – Choice of nickel or oil rubbed bronze
Colonial 6-panel Masonite interior doors	GFI circuit for all exterior, bath, and some kitchen receptacles
Colonial 6-panel Masonite bi-fold closet doors with wood jamb and casing	Exterior weatherproof receptacles on front and rear
Color choice for door locksets and hinges (nickel or dark bronze)	Front door chime
Engineered hardwood, laminate or luxury vinyl flooring in foyer, kitchen & b’fast area	Outside lights at all exterior doors (or lighting allowance)
Carpet over Scotchgard Plus™ Carpet Cushion; including Stainmaster selections	Lights in attic and basement areas
Better Quality vinyl floor selections; ¼” Luan underlayment under all vinyl areas	Smoke detector direct-wired all bedrooms, each living level including basement
Dale Wolfe custom kitchen cabinets, choice of oak, maple or hickory; choice of finish color; and raised panel door style – oak, maple, or hickory vanity & medicine cabinet	Phone jacks/TV jacks – 6 total (in any combination) (CAT 5 phone wire and RG6 cable TV wire)
Soft-close under mount full-extension drawer glides in kitchen cabinets and bath vanities when drawers are included	Hardwired Carbon Monoxide Detector with Battery Backup outside of each separate sleeping area, the basement, and when there is living space above a garage
Granite counter top – Choice of cabinet hardware and counter top color	Recessed light over kitchen sink
Lazy susan corner base cabinet	Bath fan/light combination in full and ¾ baths, vented to exterior – ½ bath has fan
Whirlpool 30” with Easy Wipe Ceramic Glass Cooking System electric self-clean range	Basement
Whirlpool with AccuSense® dishwasher or 24” base cabinet	Advanced Concrete Insulated Basement Walls - meet conditioned space requirements
Whirlpool 1.9 cu. ft. over the range microwave-range hood with recirculating fan	Conditioned Basement = warmer/drier with heat supply in truck line (# of vents vary per plan) (Other foundation options available: block, crawlspace, slab, etc.)
Wood railing on stairs, many models & Wood windowsills throughout finished area	Engineered laminate basement beam (reduces posts; is a Green Building practice)
Vinyl-covered steel closet shelving with clothes bar	Concrete floor poured to meet code over stone and vapor barrier
Plumbing	Vinyl-clad basement window with screen
Sterling® Undermount Sink selections (for use with granite counter tops)	Sump hole or floor drain
Balancing valve to maintain water temperature in tubs and showers	Passive Radon System installed through roof (no fan or testing included)
Moen single-lever fixtures throughout	Full basement under all living areas of standard plans
50-gallon electric energy-efficient water heater	Egress window well, sliding window, ladder, poly cover and window opening in wall
Complete washer/electric dryer hookups, with vent and shut-off	
Fiberglass one-piece tub/shower (color choice)	Energy Saving Features
Front and rear exterior frost-proof spigots	Pressure treated 2” x 10” insulated sill plate
PEX with Manabloc plumbing system or copper supply lines	Switches and receptacles on exterior walls gasketed
Shut-off valves to all toilets, sinks, and vanities (on PEX systems, shut off’s will be on Manabloc in basement)	Smoothstar fiberglass insulated exterior doors (Customer to paint.) Steel fire-rated door between house/garage
Recessed waterline at refrigerator for icemaker	Thermal integrity caulking and sealing package

Exterior	Framing
Vinyl porch posts and railing (many models)	Quality kiln-dried lumber
Decorative round gable end vents, color coordinated	2" x 6" exterior walls – 16" O.C. and 2" x 4" interior walls -16" O.C.
Maintenance-free aluminum fascia, seamless gutter, and downspouts	2" x 10" floor joists – 16" O.C.
Vinyl soffit	Double header over all exterior window and door openings
Ice guard on eaves and valleys	Metal bridging between floor joists
Stone veneer front, some models	8' x 10' wood deck on bilevels
Shingle over ridge vent and gable end vents over heated areas	Choice of gable overhang (12" maximum)
Color coordinated exterior lightboxes	General
Architectural fiberglass shingles with Lifetime Limited Warranty	12-year Structural Defect Warranty for Pennsylvania residents, or 10-year Structural Defect Warranty for New York residents, issued by an Independent 3rd party
Deadbolt locks on all exterior house doors	One-year warranty on materials and workmanship
Miscellaneous	Automatic 60-day service call after you move in
Preliminary drawings at no cost and without a deposit from customer	Automatic one-year service call
Site visit with Owner or Construction Manager to confirm sitework costs prior to start of construction	Full-time service staff



Superior XI Plus Insulated Basement Walls with Anchor Straps R-21.3	Superior XI Insulated Basement Walls with Anchor Straps R-12.5
Amana high-efficiency heat pump with Two Stage Gas Furnace (10 year parts/Lifetime Unit)	Amana14 SEER air to air heat pump heating and cooling system (10 year parts/10 year compressor)
7/16" Zip Wall System for Exterior Wall Sheathing	7/16" OSB exterior wall sheathing with house wrap
Simonton Low E thermopane double hung tilt windows	Simonton Low E thermopane single hung tilt windows
2" x 6" exterior walls using Premium/Select/Prime Grade Studs – 16" O.C.	2"x 6" exterior walls using stud grade lumber – 16" O.C.
2" x 4" interior walls using Premium/Select/ Prime Grade Studs – 16" O.C.	2"x 4" interior walls using stud grade lumber – 16" O.C.
Advantec engineered tongue and groove wood flooring; glued and nailed	TopNotch engineered tongue and groove wood flooring; glued & nailed
Roof ½" OSB with H-clips on roof with 15lb. tar paper	Roof 7/16" OSB with H-clips on roof with 15lb. tar paper
Vinyl siding with minimum 50-year warranty – colonial trim around front door per plan	Mastic Eclipse Vinyl Siding – no trim around door
Water-saver, elongated toilet(s)-most models	Water-saver round front toilets
Interior walls/ceilings of house with 2 coats washable flat paint by Sherwin Williams	Interior walls/ceilings with 2 coats of Master Hide paint by Sherwin Williams
Custom Partial Paint/Stain package	Customer stains and paints trim
Garage door opener included as per plan	Garage door opener not included
Maintenance-free cultured marble vanity top with granite look option	Maintenance-free cultured marble vanity top - granite look option not included
Raised overhead kitchen cabinets available with wide crown molding	Standard height overhead kitchen cabinets with 1" crown molding
Simonton Low E clad thermopane vinyl patio door (some models)	Simonton ProFinish Sliding Patio Door (some models)

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The "Mansfield" Model Home
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