

Construction Features

Foundation Features

- 8' High poured concrete foundation walls
- 3500 PSI concrete footers
- 4" Thick concrete floors 3500 PSI
- Form-a-Drain® foundation drainage system
- Under slab rough-in piping for radon
- Sump pit & pump
- WATCHDOG WATERPROOFING®
- Basement egress window system to exterior

Framing Features

- Pressure treated sill plates with sill sealer
- 3/4" Sub-floors (glued & screwed or nailed)
- Engineered "I" joist floor system or equivalent
- Wall framing - 16" on center
- Engineered roof system
- 2 x 6 Exterior wall construction

Community Features

- Underground utilities
- Concrete walks and porches
- Public water and sewer services (if applicable)
- Generous landscaping allowance
- Asphalt driveway
- Active or passive community, owned open space.

Design Features

Designer Features

- Vinyl flooring in entrance foyer and hall
- Crown molding and chair rail in dining room
- Raised six panel interior doors
- Drywalled garage
- Brushed nickel door hardware
- Two coats of quality Sherwin Williams® paint (walls, ceilings, trim)
- (2) Two - Phone outlets
- (4) Four - Cable outlets
- "Closet Maid" ventilated closet shelving system
- Generous light fixture package
- Quality wall-to-wall carpeting with upgraded padding
- Front door chime
- Schlage® interior door knobs/locks

Luxurious Baths

- Low maintenance fiberglass bath tubs/showers
- Maple vanities with choice of hardware
- Pedestal sink or vanity in powder room (varies per floor plan)
- Mansfield "Alto" high efficiency water closets
- Exhaust fans in all baths
- Low maintenance cultured marble vanity tops
- Low maintenance vinyl floors in choice of styles/colors
- Decorative towel bars and paper holders

Gourmet Kitchen

- Maple cabinetry with quiet close doors & drawers and choice of hardware
- Energy Saver™ GE® appliances in choice of colors
- Glass top range with space-maker microwave
- Double bowl stainless steel kitchen sink
- Delta® water saver faucets

Exterior Features

- Simonton® or equal vinyl windows - low maintenance, tilt, Argon filled, single hung with Low E glass
- Grills (between the glass) with screens on all windows (front and back)
- Therma-Tru® fiberglass insulated entrance door with brushed nickel kickplate, door knocker and Schlage® handleset and deadbolt
- GAF/ELK Timberline® Lifetime architectural shingles
- Two exterior hose bibs and two GFI electrical outlets
- Low maintenance premium vinyl exterior siding & window shutters
- Azek® low maintenance premium exterior trim
- Basement egress window system to exterior

Energy Saving Features

- Insulated Duct HVAC
- 52-Gallon family sized electric water heater
- 1' roof overhangs (front and rear)
- Ventilated soffit and ridge vent
- Pex® plumbing system with shut-offs to all fixtures
- Insulated to meet or exceed Pennsylvania energy code
- 200 AMP electrical service
- R-11 Foundation wall insulation

**SAVE UP TO 30%
ON ENERGY COSTS**

Average savings costs are based off of ENERGY STAR® CFL light bulbs to compact fluorescent lighting. Results may vary upon