



at Wheaton Village - Included Features

1. Exterior Features and Finishes

- Energy Efficient Amsco Vinyl Windows with Grids and Low E Glass - Including Lower Level Windows.
- Owens Corning Duration 110 mph Dimensional Shingles.
- Low Maintenance Siding - LP Smartside 6" Lap - Factory Primed.
- 3' or 6' Wide 8' Tall Thermatru Fiberglass Patio Doors – Where Applicable.
- Deadbolts on all Exterior Doors.
- Ankmar 8' Tall Insulated Steel Raised Panel Garage Doors with an Opener.
- Lighting at Porches and 2 Coach Lights Outside Garage.
- 2 Exterior Water Spigots – 1 on Rear Elevation and in Garage.
- Steel or Aluminum Rain Gutters – 12 Colors to Choose From.
- 3 Exterior Paint Colors Including – 1 Body Color, 1 Trim Color and 1 Accent Color.
- Front Porch with PVC Railing and Painted Porch Posts – Where Applicable.
- Minimum of 120 Square Foot Rear Patio with Decorative Jointing.
- Owens Corning Duration 110 mph Architectural Roofing.
- Dramatic Window Designs to Maximize Natural Light.
- 2 Frost Proof Sillcocks - 1 in the Garage and 1 on Rear Elevation.
- Front Yard Landscaping Including – 2 Trees, Shrubs and Plants, Sprinkler System, Drip Irrigation and Rock Mulch.

2. Structural Construction Features

- 2 x 6 Exterior Walls.
- 8' Tall Exterior Doors or 6'8" Tall with Transoms Above.
- 8' Tall Window Headers.
- Attached Oversized 2 Car Garage (24' x 24' Minimum).
- Concrete Window Wells where Applicable (No Metal Wells).
- Engineered Foundation, Beams and Headers.
- Open Hole Inspection by Engineer for Every Home.
- TJI Silent Floor System.
- Engineered Roof Truss System.
- Exterior Perimeter Drain System and Sump Pit.

3. Interior Features and Finishes

Interior Design and Quality Features

- 9' Ceiling Heights on Main Floor.
- Cathedral Ceilings in Secondary Bedrooms – Where Possible.
- Drywall Surfaces will be Primed Prior to Knockdown Texture being Applied with Round (Bullnose) Corners.
- Custom Oak Cabinets with Trash Drawer, Roll Out Shelves and 36" Tall Master Vanity.
- China Sinks in All Baths with Delta Orleans Faucets.
- Pedestal Sink in Powder Room.
- Aquapex Water Piping System – Ask About the Advantages of Aquapex.
- Tile Stamped 1 Piece Fiberglass Tub/Shower in Main Baths.
- Wood Floor in Entry.
- Designer Formica Countertops, Wood Edge to Match Cabinets and Tile Backsplashes.
- Wide Variety of Carpeting to Select from along with ½" - 6 Pound Pad.
- Painted Woodwork – Base – 4 ¼" and Casing 3 ¼" – Traditional or Arts and Crafts Package to Choose From.
- Window Sills and Aprons with a Painted Finish.
- Raised Panel Interior Doors with Lever or Round Door Knobs – 12 Styles of Doors to Choose From.
- Matching Interior Hardware Packages for Entire Home (Hinges, Door Locks, Door Bumpers & Misc.).
- Staircase Railing with Painted Balusters – Traditional or Arts and Crafts Package to Choose From.
- Multiple Ceiling Height Changes and Details.
- Decorative Art Niches and Alcoves.
- All Stairways Fully Finished to the Lower Level.
- Wire Closet Shelving Throughout.
- Designer Lighting Packages with Many Options and Color Choices.
- Decorative Framed Mirrors in All Bathrooms.

Kitchen and Dining Features

- \$1,110 Whirlpool Appliance Allowance – 3 Stage Dishwasher, Smooth Top Range and an Above the Range Microwave (Black, White or Bisque).
- Americast White 10" Deep or 8" Deep Stainless Steel Kitchen Sink with a Delta Chrome Faucet and Sprayer.
- 1/3 Horse Power Disposal.

- Can Lighting Over the Work Spaces.
- Pendant Lighting Over the Island Countertop.

Master Suite Features

- Cathedral or Coffered Ceilings in Master Bedroom.
- Spacious Walk In Closet.
- Tile Showers in Master Bath – Tile and Tub Surround – Where Applicable.
- Tall Vanity Heights for Added Comfort.
- Jetta Insulated Soaking Tub (Ask about the 2 Degree Guarantee).
- Framed Shower Door (if Applicable).

Lower Level Features

- Construction Ready Pre-designed Lower Level Plans.
- Lower Level Designs to Include Bath Rough-Ins with Attention to Structural and Mechanical Locations to Maximize the Use of Space.
- Fully Framed Lower Level.
- Rough In Plumbing for a Future Lower Level Bath.
- Large Windows in Bedrooms (4' x 4' Minimum).
- 8' 0" Ceiling Heights versus Industry Standard 7' 8".
- Finished Stairways to the Main Level.

Garage Features

- 16' x 8' Insulated Steel Raised Panel Garage Door.
- Garage Door Opener with 2 Remotes.
- Garage Service Door and a Window in Garage.

Energy Efficiency, Comfort and Safety Features

- Cellulose Blown R-38 Ceiling and R-20 Wall Insulation with Anti-Air Infiltration System.
- Fireplace – Lennox Merit Series 40 with 1 Eyeball Can Light on Ceiling.
- 92% High Efficiency Lennox Furnace System with a Programmable Thermostat.
- Lennox 13 Seer 2 ½ to 3 ½ Ton Air Conditioning System.
- 50 Gallon Natural Gas Water Heater.
- Passive Radon Mitigation System Vented out the Roof Including Caulking.
- Almond Colored Vinyl Windows with Thermopane Low E Glass.
- Cellulose Blown Insulation - R-38 Ceilings and R-20 Walls (2 x 6 Construction).
- Foam Sealants Around all Penetrations.

- 10” Energy Heel on all Trusses for Full Insulation at Roof Edges.
- Extended Overhangs Shade Windows.
- Tyvek House Wrap on the Entire Home.
- Fully Integrated Smoke Alarm System.
- Dead Bolts on all Exterior Doors.
- Pex Water Piping System (Controls Sound and Water Quality).
- GFCI Electrical Circuits at Baths, Kitchen, Garage and Exterior.
- Arc Fault Electrical Circuits at Bedrooms.

Electrical and High Tech Wiring Features

- 4 TV and 4 Phone Jacks.
- Ceiling Fans at the Master Bedroom and Great Room.
- Electrical Walk Through.
- 200 Amp Service to Accommodate Future Needs.
- Sprinkler System Dedicated Outlet.
- Radon Outlet in Attic.

Customer Comfort Features

- Designer Meeting with our Cabinetry Designer.
- Preferred Lender Packages.
- Building Custom Homes Since 1968.
- Long Standing Relationships with Trades and Suppliers Ensures only the Highest Quality Finished Product.
- Home Orientation Prior to Closing.
- One Year New Home Warranty.

