



Summit Series

by Baessler Homes at Gosfield Village



Included Features

Exterior Features and Finishes

- **8' TALL GARAGE DOOR**
- **FRONT YARD LANDSCAPING** Including a minimum of 2 Trees, 10 Bushes, Rock Mulch with Weed Barrier, Edging, Bluegrass Sod and Automatic Sprinkler System
- **DECORATIVE FRONT ENTRY DOOR** (Choice of 5 Styles)
- Alternate Exterior Elevations to Choose From
- Covered Entryway
- Full Glass Rear Patio Doors
- 100 square foot Minimum Rear Patio with Decorative Control Jointing
- 22' Wide Concrete Driveway
- Owens Corning Duration 110 mph Dimensional Roof Shingles
- Front Door Entrance Light
- Two Garage Coach Lights
- Decorative Grids in All Front Elevation Windows
- Egress Windows in the Lower Level with Concrete Window Wells (with Lower Level Option)
- 2 Frost Proof Water Spigots-1 in Garage and 1 on Rear Elevation
- Seamless Factory Painted Rain Gutters and Downspouts with Tip out Extensions

Structural Construction Features

- 2 x 6 Framing on 16" Centers
- ¾" Tongue & Groove OSB Floor Sheathing
- 7/16" OSB Roof Sheathing with H Clips
- Engineered Foundation Design
- Open Hole Engineer Inspection
- Exterior Perimeter Drain System (with Lower Level Option)
- Engineered Structural Framing with Engineered Headers, Floor System and Roof System

Interior Features and Finishes

- **CUSTOM 2 TONE PAINTED FINISH** Throughout Home (1 Color for Walls and Ceilings, 1 Color for Trim and Doors)
- **DESIGNER INTERIOR HARDWARE PACKAGES** Available in Satin Nickel or Oil Rubbed Bronze (Hinges, Door Locks, Door Bumpers & Misc.)
- **DESIGNER LIGHTING PACKAGES** Available in Satin Nickel or Oil Rubbed Bronze. Exterior Lights shall have a Black Finish
- Ceiling Lights in All Rooms
- **DESIGNER PLUMBING FIXTURE PACKAGE** Available in Satin Nickel or Oil Rubbed Bronze
- **TILE STAMPED** Fiberglass Bathtub/Shower or Shower Units – Per Plan
- Oval China Sinks
- **CUSTOM MERILLAT TRADITIONAL STYLE BIRCH CABINETS WITH CROWN MOLDING**
- **DECORATIVE FRAMED MIRRORS** in All Bathrooms to Match Cabinetry
- 36" Tall Bathroom Vanities at the Master Bathroom
- **HIGH DEFINITION** Laminate Countertops in Kitchen and Bathrooms
- Tile Row and Cap Backsplash in Kitchen and Bathrooms
- Variety of Nylon Carpeting to Choose From
- Vinyl Flooring in Baths, Laundry, Kitchen and Entry
- **VAULTED CEILINGS** at Great Room and Master Bedroom
- 2¼" Tall Casing and 3¼" Tall Baseboards with a Painted Finish
- Fully Cased Closet Door Openings
- **DESIGNER INTERIOR DOORS** (Choice of 5 Styles)
- Wood Capped Stair Walls (with Lower Level Option)
- All Stairways Finished to the Lower Level (with Lower Level Option)
- Drywall Surfaces will be Primed Prior to the Knockdown Texture being Applied with Round (Bullnose) Corners
- Wire Closet Shelving Throughout
- Unfinished Lower Level (per Plan) Fully Designed for Future Finish (with Lower Level Option)

Buyers Initials: _____

Kitchen and Dining Features

- **CUSTOM MERRILLAT TRADITIONAL STYLE BIRCH CABINETS WITH CROWN MOLDING.**
- Whirlpool Appliances Including an **ABOVE THE RANGE MICROWAVE**, Smooth Top Electric Range and a 5 Cycle Dishwasher – Available in Black or White
- **WALK IN PANTRY**
- 8" Deep 20 Gauge Stainless Steel Kitchen Sink
- **SATIN NICKEL KITCHEN FAUCET WITH A SPRAYER**
- 1/3 Horsepower Disposal
- Ice Maker Line to the Refrigerator
- Recessed Lighting in the Kitchen
- **PENDANT LIGHTING** Over the Island or Peninsula Countertop

Lower Level Features with Lower Level Option

- Pre-Designed Lower Level Plans for Future Finish
- **LOWER LEVEL DESIGNS** to Include Bath Rough-Ins with Attention to Structural and Mechanical Locations to Maximize the Use of Space
- Open and Finished Stairways to the Main Level

Garage Features

- **8' TALL GARAGE DOOR**
- **½ HORSEPOWER BELT DRIVE GARAGE DOOR OPENER**
- Drywalled Ceiling and Firewalls
- Garage Service Door and Concrete Pad
- 22' Wide Concrete Driveway
- Attic Storage Trusses in Garage (Omitted with Lower Level Option)

Energy Efficiency, Comfort and Safety Features

- **FIBERGLASS BLOWN R-23 WALL AND R-38 ATTIC INSULATION** (Excellent Thermal and Sound Control)
- 10" Energy Heel on All Trusses for Full R-38 Insulation at Wall Lines
- Foam Sealants Around All Penetrations
- House Wrap on the Exterior Walls of the Home
- Taupe, Almond or White Colored Vinyl Windows with **THERMOPANE LOW E GLASS**
- 80% Efficient Furnace System with a **PROGRAMMABLE THERMOSTAT**
- Pex Water Piping System (Controls Sound and Water Quality)
- 40 Gallon Water Heater
- Fully Integrated Smoke Alarm System with Carbon Monoxide Detection
- GFCI Electrical Circuits at Baths, Kitchen, Garage and Exterior
- Arc Fault Circuits at Bedrooms
- Dead Bolts on All Exterior Doors
- Passive Radon Mitigation System

Electrical and High Tech Wiring Features

- 150 Amp Service to Accommodate Future Electrical Needs
- Ceiling Fan Prewires at the Master Bedroom and Greatroom
- **4 TV AND 4 PHONE/DATA PORTS FOR THE HOME**
- Sprinkler System Dedicated Outlet

Customer Comfort Features

- **2 HOURS WITH OUR STAFF** to Assist with the Selections of All Materials and Colors for Your New Home
- Preferred Lender Packages are Available
- Over 2,000 Custom Homes Built Since 1968
- Long Standing Relationships with Trades and Suppliers Insure only the Highest Quality Finished Product
- Home Orientation Prior to Closing
- **ONE YEAR NEW HOME WARRANTY**
- Dedicated Customer Service and Home Warranty Division



All materials and included features are subject to change without notice at builder's discretion.

Buyers Initials: _____

March 26, 2010