

# Meadow Creek at South Village

## Quality Features

### Features:

- 9' walls on 1<sup>st</sup> floor/8' walls on 2<sup>nd</sup> floor
- 5 Star Energy Rating.
- Architectural columns per plan

### Sitework/Landscaping:

- Foundation drainage system.
- Passive radon mitigation system.
- Municipal water and sewer.
- Underground electric, telephone and cable.
- Leased underground propane tank.
- Driveway - 2" asphalt.
- Covered Front Entry – Treated wood steps.
- Front Walkway – concrete walkway.
- Lawn planted in disturbed areas.

### Foundation:

- Concrete Footings - 20"x10" continuous.
- Concrete Walls - steel reinforced, 8" x 5', insulated.
- Concrete Slabs - 4" trowel finish.

### Framing:

- Floor Joists - 2x10 or 2x12 as required, 16" o/c.
- Floor Decking - ¾" tongue and groove engineered sheathing, glued, nailed and screwed.
- Exterior Walls - 2x4 16" o/c with steel cross-bracing and insulating sheathing.
- Interior Walls - 2x4 16" o/c and 2x6 16" o/c plumbing walls.

### Roofing:

- Engineered roof trusses 24" o/c or rafters with 7/16" engineered sheathing and 'H' clips.
- Shingles - 3 tab asphalt shingles with 25-year warranty.
- 5" metal drip edge and 15lb felt border.
- Ridge vents.
- Seamless aluminum gutters and down spouts.

### Siding & Exterior Trims:

- Clapboard vinyl siding in wood grain finish.
- 3" wide vinyl outside corners.
- Shutters on the front windows (varies with elevation).
- See elevations for specific exterior trim details that are included with each home plan.

### Exterior Doors:

- Exterior Doors - Raised-panel steel insulated doors with pressure seal weather-stripping.
- Front Door – Brass Schlage® thumb latch door handle.
- Rear/Dinette – full glass steel insulated door with glass.

### Windows:

- Solid white vinyl windows with low 'e' insulated glass, argon gas and screens.
- Single hung windows.
- Casement windows provided as per home plan.
- Grills - sculpted profile white airspace grills on all windows (top only).

### Insulation:

- Exterior Walls - 2x4 walls have ¾" insulated sheathing, 3 5/8" high density fiberglass insulation and 4-mil polyethylene vapor barrier providing an R-20 wall system.
- Ceilings - 11" R-38 blown cellulose or 12" R-38 fiberglass batts as needed.
- Voids around all windows and doors are filled with expandable foam insulation.
- Bathroom walls are sound insulated with Owens-Corning® QuietZone™ fiberglass batts.

### Interior Millwork:

- Doors - colonial 6-panel wood-grain.
- Schlage® brass Plymouth door knobs.
- Colonial 2 ½" casing for windows and doors, 3 ½" baseboard, millwork is pre-primed and finger-jointed.
- Mirrors - oval white framed mirror above pedestal sink in ½ bathroom, full ground-edge mirrors above other vanities.
- Closet Shelving - Closet Maid® vinyl covered steel. Pantries and linen closets feature 'close-mesh' shelving.
- Staircase rail detail is painted sheetrock with hardwood cap..

### Interior Finishes:

- Walls - ½" drywall with two coats of flat White paint.
- Ceilings - ½" non-textured drywall with flat white paint.
- Interior Millwork and Doors - window and door casings and interior doors are pre-primed and painted with satin finish paint.
- Interior of garage is unfinished

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### Plumbing:

- All bath fixtures are white, master and full bath faucets are Moen® Chateau collection chrome with lever handles, half bath faucet is Kingsley 6101.
- Kitchen sink is double bowl stainless steel.
- Kitchen sink faucet is Moen Chateau, chrome.
- Towel Bars and Paper Holders - chrome plated. ½ bathroom has towel ring, full and master baths have a 30" or 36" towel bar. Paper holder matches towel bar.
- Water Heater – (50 gallon) Purchased direct vent gas.
- Piping, PVC drainage and vent pipes.
- Two frost-free exterior faucets.
- Plumbing and electrical hookups for clothes washer and electric dryer.
- Anti-Scald valves on showers.
- Low consumption elongated-bowl toilets.

### Heating:

- American Standard® PEX domestic water supply 92% high-efficiency propane furnace, hot air heating system with fresh air intake.
- Programmable set-back thermostat.

### Electrical/Lighting:

- 150 Amp service.
- Weatherproof outlets at exterior doors.
- A total of six phone, cable or additional outlets are included (to be located).
- Smoke detectors & CO detectors for all levels wired into the electrical system with battery backups.
- Bathroom Fans - all bathrooms have a Panasonic fan or fan/light combination, Master Bath fan with timer for air exchange.
- Interior and exterior light fixtures and front door bell. An allowance of \$300 for the dining room light.
- Under cabinet lighting

### Cabinets and Countertops:

- Aristokraft® kitchen and bath cabinets per home plan.
- Countertops – laminate with E-2000 rounded per plan.
- Medicine cabinet to match vanity in full and master bathrooms.
- Vanity Tops - cultured marble with integrated sink.

### Flooring:

- Hardwood flooring in the Front Entry Hall.
- Vinyl in all bathrooms, kitchen and laundry.
- Carpet - stain resistant same color throughout with 8 lb. Urethane pad.

### Appliances:

- White, Black or Bisque GE® Appliances.
- Refrigerator - GE® side-by-side 25 cubic ft.
- Electric range – GE® self-cleaning oven.
- Microwave – GE® over range, vented outside
- Dishwasher - GE® 5 cycle Potscrubber, 2 level wash.
- Disposal - Insinkerator® Badger.

#### PLEASE NOTE:

We are continually improving the design and quality of our homes. Therefore, plans, specifications and options may change without notice. All plan dimensions are approximate and are subject to field variations.

