

Wingate Farm

Quality Features

Special Features for all Homes:

- 9' ceilings on the 1st floor which includes taller kitchen cabinets and transom windows over the front and dinette doors.
- Eyebrow archways with built-up columns and trim in the formal entry.

Sitework/Landscaping:

- Foundation drainage system.
- Passive radon mitigation system.
- Water – individual or community drilled wells dependent on homesite
- Community (indirect discharge) sewer disposal system owned and maintained by H.O. Association.
- Underground electric and telephone.
- Leased underground propane tank.
- Driveway - 2" asphalt pavement.
- Front Entry – Poured concrete or treated wood steps.
- 14'x10' treated wood deck with railing and steps on rear of home.
- Front Walkway - poured concrete.
- Lawn planted in disturbed areas.

Foundation:

- Concrete Footings - 20"x10" continuous.
- Concrete Walls - steel reinforced, 8" x 7'-10" with 2 coats of pressure seal.
- Concrete Slabs - 4" in basement and 4" with fibermesh in garage.
- Basement Windows - two solid vinyl windows with insulated glass and screen.

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. See Option sheet for 2x6 24" o/c with 7/16" engineered sheathing and house wrap.
- Interior Walls - 2x4 16" o/c and 2x6 16" o/c plumbing walls.
- Garage Walls - 2x4 16" o/c with 7/16" engineered sheathing.

Roofing:

- Engineered roof trusses 24" o/c 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:

- 4" clapboard vinyl siding in wood grain finish.
- 5" wide vinyl outside corners.
- 3-1/2" wide vinyl window casings or shutters on the front (varies with elevation).
- 24" gable end returns with 12" frieze boards on front.
- 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.
- Deadbolt on all exterior doors.
- Front Door – Satin chrome Schlage® thumb latch door handle, sidelights with full glass and glass transom on top.
- Rear/Dinette – full glass steel insulated door with glass transom on top.
- Garage Doors - Overhead Door® 9x7 steel insulated raised-panel with openers.

Windows:

- Solid white vinyl windows with low 'e' insulated glass, argon gas and screens.
- Double-Hung windows tilt in for easy cleaning.
- Casement windows provided as per home plan.
- Grills - sculpted profile white airspace grills on the front of the home.

Insulation:

- Exterior Walls - 2x4 walls have ¾" insulated sheathing for less heat transfer through the wall, 3 5/8" high density fiberglass insulation and 4-mil polyethylene vapor barrier providing an R-20 wall system.
- Ceilings - 10" R-38 blown cellulose or 12" R-38 fiberglass batts as needed.
- Basements - 2x4 stud walls 24" o/c filled with 3 ½" R-11 fiberglass and covered with air infiltration paper.
- Voids around all windows and doors are filled with expandable foam in insulation.
- Bathroom walls are sound insulated with Owens-Corning® QuietZone™ fiberglass batts.

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Plumbing:

- All bath fixtures are white, faucets are Moen® Kingsley collection chrome with lever handles.
- Kitchen sink is double bowl stainless steel.
- Kitchen sink faucet is Moen Extensa, chrome.
- Soaking tub – acrylic 72"x36" (included as per home plan).
- Gatco Towel Bars and Paper Holders - chrome plated. ½ bathroom has towel ring, full and master baths have 30" towel bar. Paper holder matches towel bar.
- Clear glass shower door in master bathroom.
- Water Heater - 50 gallon direct-vent high efficiency.
- Copper water pipes, 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® 92% high-efficiency propane forced hot air heating system with fresh air intake.
- Programmable set-back thermostat.

Electrical/Lighting:

- 200 Amp service.
- Two exterior weatherproof outlets.
- A total of eight 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, \$150 for dinette and \$500 for 2-story foyer lights (where applicable) is included. Recessed lighting is included per home plan.

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. 11/3/06

Interior Millwork:

- Doors - colonial 6-panel wood-grain.
- Schlage® Satin chrome lever style door knobs.
- Colonial 2 ½" casing for windows and doors, 5 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.
- Crown molding in Living Room and Dining Room.
- Closet Shelving - Closet Maid® vinyl covered steel. Pantries and linen closets feature 'close-mesh' shelving.
- Staircase detail is a painted shoe wall with hardwood cap. Railing and newel posts are clear finished hardwood, balusters are white.

Interior Finishes:

- Walls - ½" drywall with two coats of 'Builder Solution' flat paint, one wall color throughout.
- 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 unpainted and unfinished.

Cabinets and Countertops:

- Aristokraft® kitchen and bath cabinets per home plan.
- All plans include a waste basket base cabinet.
- Countertops – laminate with E-2000 rounded per plan.
- Angled sink plans and islands have square edge laminate custom tops.
- Medicine cabinet to match vanity in full and master bathrooms.
- Vanity Tops - cultured marble with integrated sink.

Flooring:

- Pre-finished hardwood flooring in the Front Entry Hall, Dinette, Kitchen and Dining Rooms.
- Ceramic tile in all bathrooms.
- Carpet - stain resistant same color throughout.
- Padding – 8 lb. Urethane pad.

Appliances:

- Appliances, stainless steel finish.
- Refrigerator - GE® side-by-side 25 cubic foot with ice and water dispenser in the door.
- Electric range – GE® self-cleaning oven w/ window in door.
- Microwave – GE® vented outside.
- Dishwasher - GE® 5 cycle Potscrubber, 2 level wash.
- Disposal - Insinkerator® Badger 5™ ½ HP continuous feed.

