



Standard Features—Pine Rock Phase 2

Basement

- Basement to be unfinished
- Basement ceiling to be 8' high
- RI Bathroom
- Window wells: Concrete

Plumbing

- Main Bath: Slide in tub/shower
- Kitchen sink: Kohler white efficiency cast iron
- Faucet Style: Chrome

Security/Sound/

Central Vac

- Security System: Upgrade
- Surround Sound: Upgrade
- Central Vac: Upgrade

Heating and A/C

- Furnace: 80% Standard
- Hot Water Tank: 50 Gallon
- Air Conditioning: Upgrade

Electrical

- 200 amp Service
- Color of trim plates: White
- Integrated panel box, stairway light dimmers: Upgrade
- Cable: 3 outlets
- Phone: 3 outlets
- Style of switches: Standard

Garage Doors

- White with no windows
- Stone Wainscot

Appliances

- Slide in electric range
- Micro hood
- Dishwasher

Interior Paint

- One color throughout

Cabinets

- 1-3/4" Molding Detail
- Raised panel Oak, Alder

Finish Hardware

- All doorknobs shall be: Plymouth (Satin Nickel)
- Taymor towel bars and paper holders: Chrome

Interior Trim and Doors

- Stained interior millwork
- Main floor interior doors to be Red Oak Hollow Core
- All door trim to be 2-1/4"
- All base trim to be 2-1/4"

Flooring

- Entry: hardwood
- Kitchen, Baths, Utility Room, Master toilet area: Vinyl
- All remaining areas: Carpet

Countertops

- Kitchen countertop is laminate w/ ceramic tile chair rail, full tile back-splash
- Master bath countertop is laminate with wood self-edge and tile back-splash
- Utility counters are laminate with 1 row of tile

Siding/Gutters

- Siding: Vinyl
- Gutters: Door Openings
- Front Column Post: Painted Square w/ LP Wrap

- Downspout drainage system: Upgrade

Framing

- Main floor ceilings: 8'
- Garage man door: Frame only
- Fascia will be 6"
- Freeze board on front gables
- Soffits :12" deep using 12" Louisiana Pacific Primed Soffit panels

Decks/Patios/Porches

- Front Porch: Brushed Concrete
- Rear Patio: Brushed Concrete
- Rear patio landing material: Redwood
- If required, Decking: Redwood
- If required, Deck Railing: Redwood Pickets

Exterior Doors

- Front entry door style: Six panel metal painted
- Front door jamb: painted
- House to garage door will be paint grade metal fire door: Flush Panel

Windows/Roofing

- White vinyl windows
- Grid locations: front only (buyers choice of grid pattern)
- 30 yr composition architectural shingle

Concrete Work

- Back patio brushed
- Driveway: concrete 4"
- Walkway: brushed concrete

Landscaping

- Front & Rear Full yard including sprinklers

All Specifications are subject to change and may vary per plan