



Standard Features—Saltese Meadows

Basement

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

Plumbing

- Main Bath: Slide in tub/shower
- Kitchen sink: Kohler white efficiency cast iron or Stainless Steel
- Faucet Style: Viletta Platinum

Security/Sound/

Central Vac

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

Heating and A/C

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

Electrical

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

Garage Doors

- White with no windows
- 1 Opener w/2 Controls
- Stone Wainscot

Appliances

- Slide in gas/electric range
- Micro hood
- Dishwasher

Interior Paint

- One color throughout

Cabinets

- 2-3/4" Molding Detail
- Raised panel Oak, Alder

Finish Hardware

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

Interior Trim and Doors

- Stained interior millwork
- Main floor interior doors to be six panel hemlock solid core
- Basement interior doors (if finished) red oak hollow core
- All door trim to be 2-1/4"
- All base trim to be 3-1/4"

Flooring

- Entry, kitchen, and nook: hardwood
- Hardwood floor registers: Yes
- Baths, Utility Room, Master toilet area: Vinyl

Countertops

- Kitchen countertop is granite tile w/ceramic tile backsplash
- Master bath countertop is laminate with wood self-edge and tile backsplash
- Utility counters are laminate with 1 row of tile

Siding/Gutters

- Siding: Hardiplank
- Full House Gutters
- Down spout drainage system: upgrade

Framing

- False beam at vault
- Garage man door: Frame only
- Fascia will be 6"
- Freeze board on front gables
- 12" Hardi pre-vented Soffits

Decks

- Rear decking: Trex
- Rear patio landing material: Trex
- If required, deck railing: Vinyl w/pickets

Exterior Doors

- Front entry door style: Six panel stain grade fiberglass
- Front door jamb: stained
- House to garage door will be paint grade metal fire door: Six 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
- Front porch exposed aggregate
- Driveway: concrete 4"
- Walkway: exposed aggregate

Landscaping

- Front yard including sprinklers
- Sidewalks

All Specifications are subject to change and may vary per plan