

SITE WORK

- Marion County building and health permits
- Marion County impact fees
- Lot clearing allowance
- Final grading for sodded areas
- Generous sod allowance

PLUMBING

- Deluxe Delta® washerless faucets
- (3) Exterior hose bibs
- Stainless steel sink with sprayer
- 50-gallon, quick-recovery, energy-saving water heater
- Ice maker line in kitchen with shut off
- 1.5 gallon elongated toilets
- Washer hookup – recessed in wall
- 900-gallon septic tank and installation
- Interior water shut-off valve
- 4" well with (1) H.P. pump up to 100'
- **Ceramic tile showers**
- **Laundry tub**

STRUCTURAL

- Concrete poured footer – 3,000 psi
- Concrete poured slab – 3,000 psi
- Six mil. polyethylene vapor barrier under slab
- Termite pre-treatment
- 2" x 4" frame set 16" on center or concrete block construction
- Pressure treated wood where touching concrete
- 15/32" OSB sheathing on roof
- Fully vented aluminum soffits with aluminum fascia
- Continuous ridge vent on roof peak

CENTRAL HEAT AND AIR

- Insulated duct work
- Energy-saving heat pump – 13 seer
- Air-adjustable registers in all rooms
- Cold air returns with filters per code

ROOF

- **30-year dimensional shingles**
- Pre-engineered roof trussed set 24" on center

ELECTRICAL

- 200 amp service panel
- Copper wiring for all plugs and switches
- 220V outlet for dryer
- Front door chime
- **(4) TV jacks**
- **(4) Phone jacks**
- (4) Waterproof outdoor receptacles
- Exhaust fans in all bathrooms indoors
- Smoke detectors per code
- **1/2 H.P. garage door opener installed**
- Generous light fixture allowance
- **Recessed can lights in the kitchen**
- Pre-wired for garbage disposal
- (2) Ceiling fans installed
- (2) Additional pre-wired ceiling fans on dual switches

INSULATION

- Ceiling R-30 blown over living areas
- Cathedral ceiling T-30 batt
- Exterior wall and garage wall (interior side) R-11
- Poly-foam sealer at base plate, all corners and windows
- Sill seal under all bottom plates

INTERIOR FRAMING

- Interior dividing walls 2" x 4" studs or metal studs on 16" centers, builder's choice
- Wood backing for drapery rods and ceiling fans
- Fire blocking per code

WINDOWS AND DOORS

- Insulated energy-efficient single-hung windows
- **Colonial windows**
- Insulated 5" sliding glass doors
- Screens on all windows
- Fiberglass insulated front door with deadbolt
- Solid core door between garage and living area
- Custom wood sills
- Single deadbolt on all exterior doors
- Colonial panel interior doors (painted)
- Painted casings and baseboards
- Attic access with light in garage
- Insulated fiberglass pass door in garage

APPLIANCES

- Self-cleaning range
- Built-in dishwasher
- Lighted range hood
- **Micro-hood installed**
- **18 cu. ft. refrigerator installed**

FLOOR COVERING

- Stain-resistant carpet over 9/16" high density 6# rebond pad
- Ceramic tile in baths, kitchen, laundry, breakfast nook and foyer

CABINETS

- Flat-panel or thermo-foil cabinets with knobs and adjustable shelves
- Beveled edge laminated countertops in the kitchen
- **Sim-marble countertops in bathrooms**
- Pantry with shelves
- **Medicine cabinets in bathrooms**

INTERIOR WALLS

- 8' ceilings – cathedral in main living area
- Walls and ceilings are drywall with custom texture
- 2 coats of paint on interior walls
- Bathroom wet areas have water-resistant drywall
- Garage walls and ceiling finished with drywall, custom texture and paint

DRIVEWAYS AND WALKS

- 15' x 30' concrete apron
- Culvert
- Concrete driveway up to 45' long and width of garage door
- Concrete walkway from drive to covered entry

ADDITIONAL FEATURES

- **Covered and/or screened back porch per floorplan**
- 10-year third party warranty
- Decorative edge stepped plant shelves
- Crown moulding on kitchen cabinets
- 2-tone paint for ceiling and walls
- Termite bond

**Features in bold are upgrades from the Armstrong Collection. Features subject to change without notice.*

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