

SITE WORK

- Marion County building and health permits
- Marion County impact fees
- Lot clearing allowance
- 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
- Standard 1.5 gallon round toilets
- Washer hookup - recessed in wall
- 900-gallon septic tank and installation
- Connection to water supply
- Interior water shut-off valve
- 4" well with 1 h.p. pump up to 100'

STRUCTURAL

- Concrete poured footer - 3000psi
- Concrete poured slab - 3000psi
- Six mil polyethylene vapor barrier under slab
- Boracare Termite treatment
- 2"x4" frame set 16" on center or concrete block construction
- Pressure treated wood where touching concrete
- OSB sheathing on roof
- Fully vented aluminum soffits w/ 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

- 25-year fiberglass self-sealing 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
- (2) TV jacks
- (2) phone jacks
- (3) Waterproof - outdoor receptacles
- Exhaust fans in all bathrooms indoors
- Smoke detectors - per code
- Pre-wire garage door opener
- Generous light fixture allowance
- Pre-wire for garbage disposal
- (2) Ceiling fans installed
- (2) Additional ceiling fan pre-wired 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 plate

INTERIOR FRAMING

- Interior dividing walls 2"x4" studs or metal studs on 16" centers, builders choice
- Wood backing for drapery rods and ceiling fans
- Fire blocking per code

WINDOWS AND DOORS

- Insulated energy efficient single-hung 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

APPLIANCES

- Self-cleaning range
- Built-in dishwasher
- Lighted range hood
- Pre-wire for micro-hood

FLOOR COVERING

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

CABINETS

- Flat panel wood cabinets with knobs and adjustable shelves
- Laminated countertops - kitchen & baths
- Pantry with shelves

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'x30' concrete apron
- Culvert
- Concrete driveway up to 45' long and width of garage door
- Concrete walkway from drive to covered entry

ADDITIONAL FEATURES

- 10 year warranty
- Decorative edge stepped plant shelves per floorplan
- Crown moulding on kitchen cabinets
- 2-tone paint for ceiling and walls
- Termite bond

Features subject to change without notice.

The logo for Armstrong Homes features the word "Armstrong" in a large, bold, black serif font. The letter "A" is significantly larger and more prominent than the other letters. Below "Armstrong", the word "HOMES" is written in a smaller, bold, black sans-serif font. The entire logo is set against a white background with a grey outline.

HOMES

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