



Colonial Series

The following is a list of our Colonial Series standard features. We feel it is important that you know where your hard earned money is going when you build your new home. For those who like to compare dollar for dollar what kind of product they are receiving, we hope this will eliminate some of the confusion and help you on your path to becoming a new homeowner.

Excavation/Foundation

- Building permits obtained by builder
- Removal and replacement of topsoil
- Rough & final grade of disturbed areas
- Gravel drive base allowance
- 12 course block basement
- Weep holes every third block on first course
- Dura-wall wire mesh reinforcement
- Rod and pour every 8' of basement wall
- Exterior & interior footer drainage tile w/ 2 cleanouts for clearing clogs
- Vented footer pipe fights against Radon gas
- Minimum of 18" of gravel backfill
- Vinyl clad basement windows with insulated glass & screens
- Front foundation brick wrap with weep holes
- Tuff-N-Dri waterproof system with 30-year warranty

Concrete/Service Lines

- 3 ½" Concrete basement floor w/gravel base
- 4" Concrete garage
- Concrete porch or entry per plan
- Concrete sidewalk to driveway
- 17' x 60' concrete driveway (1020SF)
- Water/well & sewer/septic allowance
- 80 Ft. of gas service line
- 80 Ft. of underground electric service line

Rough Frame

- Oversized steel I-beam for wider spans to minimize support posts
- 2" x 10" floor joists 16" on-center
- 2"x 4" stud wall construction 16" on center

- ¾" O.S.B. tongue and groove sub floor (glued and nailed)
- 7/16" O.S.B. exterior sheathing

Roofing

- Custom engineered roof trusses
- 7/16" plywood roof sheathing
- Plywood clips
- 30-Year dimensional fiberglass roof shingles
- Ice guard in all valleys, roof connections and around windows
- Shingle overlay ridge vent system

House Exterior

- Andersen maintenance free wood tilt-wash windows with full screens
- Dust-Free window grills in all front windows
- Therma-Tru® Smooth-Star™ fiberglass exterior swing doors with dead bolts
- Sliding glass or French patio door per plan
- House wrap entire home exterior
- Premium vinyl siding w/limited lifetime guaranty
- Shutters or window wraps on front windows
- 5" Seamless aluminum gutters and spouting
- Downspout run off installation allowance
- Vented aluminum soffits and fascia
- Poly vinyl maintenance-free porch post and rail per plan
- Raised panel insulated garage door
- Garage door opener
- Garage service door
- Garage walls & ceilings drywalled & textured

Drywall & Insulation

- 1/2" Drywall on walls
- 5/8" Fire code drywall on all ceilings
- Custom stippled or knockdown ceiling finish
- Rolled texture finish in closets
- USG First Coat primer on all interior walls, plus 2 coats of high quality paint.
- Air infiltration caulk & seal package
- R-10 Fiberglass exterior basement board
- R-13 Fiberglass insulation in walls
- R-38 Fiberglass insulation in ceilings
- R-30 Fiberglass insulation in cathedrals

House Interior

- Corian kitchen counter tops with stainless steel under mount sink
- Kraftmaid kitchen cabinets and vanities with raised panel doors & wood toe kicks
- Crown molding on top of kitchen cabinets
- Crown molding in dining room
- Cased windows
- Stair railing w/wood or wrought iron spindles
- Custom wood bench/locker per plan
- Professional painting and staining
- Stained or painted woodwork
- Raised panel Colonist interior doors or oak flush
- Ceramic or hard wood floor in foyer per plan
- Towel bar and paper holder in each bath
- Mirrors over all vanity sinks
- Allowance for range, range hood and dishwasher
- Wood burning or direct vent gas fireplace with custom wood mantle and raised hearth
- Vinyl coated shelving in all closets and pantries
- Nickel or brass door hardware

Electrical

- 200 Amp electrical service
- GFI outlets in kitchen, and all baths
- Generous lighting allowance
- Two interior recessed lights
- Electric smoke detectors w/ battery backup
- Front door bell wiring
- Four category 5 telephone outlets
- Four RG6 speed cable outlets

- Two garage GFI outlets
- Two exterior GFI outlets
- Exhaust fans in all the baths
- Appliance hookups: range, range hood, refrigerator, dishwasher, washer & dryer

Plumbing/Mechanicals

- 90+ efficient gas forced air furnace
- Central air conditioning sized per your plan
- Programmable digital thermostat
- Copper water lines
- Water line to the refrigerator
- Shut off valves at all sinks & commodes
- 50-gallon high efficiency gas water heater with power vent or 80-gallon electric
- Garden or corner tub w/ tile back splash per plan
- One-piece fiberglass shower/tub units
- Shower door per plan
- Fiberglass laundry sink/tub
- Pedestal sink or vanity cabinet in half bath
- Moen® faucets
- Garbage disposal
- Two exterior frost proof faucets
- Hot and cold water faucet in garage
- Garage floor drain
- Basement floor drain
- Sump pump per code

Customer Service

- In house draftsman for fast & convenient plan customization
- In house selections coordinator for professional guidance with your choices.
- Full time homeowner service department
- Complete construction debris removal
- Thorough cleaning prior to move-in

Warranties

- 1-year workmanship and material
- Warranty returns after 3, 6 & 12 months
- 30-year waterproof warranty on foundation
- Andersen 20-year warranty on glass, 10-year warranty on all other components
- Therma-Tru Doors 20 year full system warranty
- Kraftmaid limited lifetime warranty