

# Wheatland Manor

## INTERIOR STANDARD FEATURES

- \* Walls drywall and painted off white throughout
- \* Railings stained to match kitchen cabinets unless otherwise specified in writing
- \* Trim-finger jointed and painted one shade darker than walls
- \* Interior door – 6 panel masonite
- \* Paddle fan with light in dining room
- \* Carpet and vinyl
- \* Kitchen and bath cabinets (samples at model home)
- \* Kitchen countertop with 4" backsplash
- \* Double bowl stainless steel sink in kitchen
- \* Appliances: 1 Dishwasher and 1 Self-cleaning Electric Range (GE brand, white, bisque or black is standard)
- \* White fiberglass tub
- \* Overhead lights in all bedrooms w/provisions for paddle fans
- \* 60" double bowl vanity with 1 piece countertop in full bath or master bath, mirror with hollywood bulbs
- \* Vanity with 1 piece countertop in 1/2 bath with mirror and light
- \* All fixtures in bath are white
- \* 2 Telephone hookups (one in master bedroom and one in kitchen)
- \* 2 Cable hookups (one in master bedroom and one in living room)
- \* Receptacles in living room are split receptacles
- \* Smoke detectors – interconnected and battery back-up per code
- \* Preliminary radon piping
- \* Gas heat with central air
- \* Gas hot water heater 40 gallons
- \* Washer and electric dryer hook-up with rough in gas piping for gas dryer
- \* 200 amp electric service

## *Wheatland Manor*

### EXTERIOR STANDARD FEATURES

- \* Roof Sheeting 7/16" aspenite
- \* Shingles – 30 year architectural shingles with ridge vent and vented soffit
- \* Exterior sheeting 7/16" OSB
- \* Block Basement, Porch, and Garage Walls
- \* Steel Beam
- \* ¾" tongue and groove sheeting (floor)
- \* Floor joists – 2' x 10' - 16" on center
- \* Lawn graded and seeded with some shrubbery and mulch
- \* Blacktop driveway
- \* Outside entrance light at front door and back door
- \* Standard 6 panel insulated front door
- \* Siding – Your choice of color depending on stage of construction
- \* Paneled shutters included on front windows only
- \* Windows: Anderson insulated glass with grills in windows
- \* 2' 8" full glass rear door located at deck or patio
- \* 2 Outside faucets: one in rear and one in garage
- \* 2 Groundfault receptacles: one in rear and one on front porch
- \* 2 brass lanterns and brass door numbers on front door
- \* All homes with daylight basements will have an exterior door
- \* All homes will have one (1) Emergency Escape Window in basement as required by code except the Harrison (Bilevel) model and homes with daylight basements. Location of Emergency Escape Window to be determined by builder. (No other windows are provided in daylight or non-daylight basements)
- \* Exterior walls 2"x 6" - 24" on center
- \* House Wrap (does not include Garage)
- \* Insulation: R-21 basement ceiling, R-19 sidewalls, R-38 ceilings
- \* 10' x 12' wood deck or 10' x 12' concrete patio at builders discretion (Note: All daylight basements will have 10' x 12' wood decks – steps off deck are an extra cost option – see option list)
- \* Garage: 2 car garage – 1 overhead garage door (exception: Washington and Bentley models have 2 garage doors)
- \* Front Porch: Determined by model