

EXTERIOR FEATURES

Foundation Walls:	Concrete Block Walls, 12 courses, reinforced & damp proofed, as per code
Front Foundation Covering:	8" Brick Veneer on front foundation wall
Foundation Footer Drains:	Drain tile around foundation, extended to grade; or sump pump
Concrete Floor:	4" Concrete Slab over 6 mil. Poly on 4" gravel base
Garage Floor:	Engineered and Certified; 4" Concrete Slab w/rebar
Basement Windows:	Vinyl sliding Basement Sashes; location per plan
Exterior Walls Framing:	Walls 2" x 6" Wood Studs @ 24" O.C.; 7/16" O.S.B. Sheathing; Whole House wrap
Siding:	Vinyl Double Straight or Dutch Lap; 4" or 5"
Fascia & Soffits:	Aluminum Fascia & Vinyl Soffit Systems
Gutters & Downspouts:	5" Seamless Aluminum Gutters and Downspouts
Shutters:	Panel Style, per plan
Roof:	Engineered Roof Truss System, 7/16" O.S.B. Sheathing
Shingles:	30 Year Architectural Fiberglass w/15lb; Felt and Aluminum Drip Edge
Roof Venting:	Continuous Roof Ridge Venting
Standard Windows:	Single Hung Vinyl Windows; Low-E Glass w/Grills between Glass/Screens included
Exterior Front Door:	Steel insulated, "Colonial" style, Six-Panel; Door Sidelights, as per plan
Exit Door:	Vinyl Sliding glass patio door w/screen, per plan
Overhead Garage Doors:	Steel Panel w/baked-on enamel white finish
Porches and/or Stoops:	Front Porch, as per plan; Concrete Stoop at other Exit Doors, as per plan

CONSTRUCTION FEATURES

Subflooring:	5/8" T&G, O.S.B. Subfloor, glued & nailed over Dimensional Wood Joists
Main Stairs and Railing:	Pine box stairs, carpeted on main level w/ Oak Colonial Railing & Balusters
Basement Stairs & Railing:	Unfinished Pine Box Stairs, with handrail
Load-Bearing Walls:	Minimum 2"x4" studs @ 16" O.C.
Interior Wall Partitions:	Minimum 2"x4" studs at 24" O.C. for Non-Load Bearing Walls
Drywall:	½" Gypsum Board and water resistant board in tub/shower areas; Fire-rated drywall on garage ceiling & wall adjacent to living space
Painting:	Latex, flat, two coats on Walls & Ceilings; Semi-Gloss on Doors and Trim
Interior Doors:	Prehung, masonite, "Colonial" style six-panel
Door Hardware:	Locksets; Brushed Nickel, keyed alike
Interior Trim:	2-1/4" Beaded edge casing, fingerjoint & 3" Beaded base; painted

PLUMBING FEATURES

Water Piping/Hse Drain/Vents:	Water Piping-CPVC; House Drains & Vents-PVC
Water Heater:	50 gallon Electric High-Recovery, located in Basement as per plan
Exterior Hose Bibs:	Two, located front and rear as per plan with interior shut-offs.
Kitchen Sink:	Self Rimming, stainless steel, double bowl Sink w/American Standard, Chrome single lever faucet and sprayer
Bath Faucets:	American Standard, single lever; chrome finish
Bath Tubs and Showers:	Maxx Tub-Shower, Gelcoat Fiberglass units
Soaking Tubs:	Maxx, Gelcoat Fiberglass units, as per plan
Washer/Dryer Hookups:	In laundry area, per plans
Icemaker Connection:	Water line with valve in wall
Sub Slab Ventilation:	Passive Radon Mitigation Vent installed; terminated through roof

HEATING & VENTILATION FEATURES

Heating & Cooling System: High-Efficiency, 14 SEER minimum, Heat Pump System w/steel duct supply lines
Ventilation: Bath Fans, Range Hood or Over-Range Microwave & Dryers- vented to exterior

ELECTRICAL FEATURES

Service: Minimum 200 amp Service Panel
Exterior Outlets: Minimum (2) GFI outlets, located at front and rear of house
Telephone & Cable: Total of 5 Phone Jacks or Cable TV Jacks (Cat-5 phone wire & RG-6 cable wire)
Doorbell and Chime: Front Door
Lighting Fixtures: Selected Light Packages available
Smoke & CO Detectors: Per Local Codes – Electric with battery back-up
Exterior Lighting: Fixtures at all Exit Doors, per plan

INSULATION FEATURES

Exterior Framed Walls: Batt Insulation with R-21 rating on 2"x6" walls
Basement Walls: Batt insulation with facing below grade with R-11 rating
Ceilings: Minimum R-38 Blown fiber insulation, per local codes
Air Sealant: Air seal all exterior panel joints, window and door jambs; electric and plumbing penetrations

FLOOR FINISH FEATURES

Kitchen and Baths: Armstrong No-Wax Vinyl Flooring, as per plan
Carpeted Areas: Shaw Scotchguard and Stain Release Carpeting w/6 lb. Padding

CLOSET SYSTEMS & BATH ACCESSORIES FEATURES

Closet & Pantries: Coated Wire Shelving and Hanger System in all closets and pantries as per plan
Baths: Chrome finish Towel Bars and TP Holder and Vanity Mirror

CABINETRY FEATURES

Kitchen Cabinets: Aristokraft Cabinetry with ¾" adjustable shelving; Oak & Maple finishes; choice of Stain and Hardware
Kitchen Countertop: Laminated, Post-Form Kitchen Countertops
Bathroom Vanities: Aristokraft Vanities; Oak & Maple finishes; choice of Stain and Hardware
Vanity Tops: Cultured Marble Vanity Tops with integral bowl

HOME WARRANTY PROGRAM FEATURES

Quality Builders Warranty: Pre Move-in Home Orientation final inspection conducted by Contractor
One-Year Builder Materials/Workmanship Warranty required by QBW
Two-Year Major Component Warranty (HVAC/Electric/Plumbing required by QBW)
Ten-Year Structural Warranty underwritten by QBW

*Standards listed above must conform to Local, County, State and National Building Codes and are subject to change.
Ask an Oliver Homes' Representative about the specifications used in your County or State.