

# Standard Construction Features

## Landmark Builders

### Foundation

- 12 Course basement 12' block
- Reinforced masonry with expansion cuts
- Damped-proof basement walls
- Sump pump to gravity

### Framing

- 2" x 6" Exterior walls
- 3/4" Tongue-and-groove Avantech sub floor with 50 year warranty
- 7/16" OSB exterior sheathing
- 7/16" OSB roof sheathing

### Roof & Siding

- Architectural shingles with 30 year warranty
- Tyvek vapor barrier or equal
- Landmark vinyl siding
- Seamless aluminum gutters and downspouts

### Energy Saving Features

- Alside "Excalibur" vinyl thermopane windows, low E, Argon Filled
- R-39 ceiling insulation
- R-19 side wall insulation, R-11 basement walls
- 90% High efficiency gas furnace
- Programmable set back thermostat
- Polycel expanding foam in all exterior openings
- Perma insulated exterior doors or equal

### Electric

- 200 Amp service
- \$1,000 Lighting allowance and recessed lights
- 2 Exterior GFI's
- 4 Phone outlets with Category 5 wiring
- 4 CATV outlets

- Lights in bedroom closets or ceiling outlet

## **Plumbing**

- 40 Gallon gas hot water tank
- Toto fixtures
- 1" Main water line into house
- 2 Frost-free hose bibs
- Laundry hook-ups and utility sink (per plan)

## **Kitchen/Baths**

- Individual custom cabinet design and layout
- \$1,300 Appliance allowance
- Double bowl stainless steel sink in kitchen (Elkay)
- Soaking tub in Master Bath (per plan)

## **Interior Features**

- Gas fireplace with ceramic tile surround or wood mantle
- 9' Ceilings on the first floor (per plan)
- Stippled ceilings throughout
- 6-panel Masonite doors
- Walls - Latex, flat finish/Kitchen and Baths - semi-gloss or satin
- Trim - Latex semi-gloss

## **Flooring**

- Foyer - hardwood or ceramic tile
- Full baths - ceramic tile
- Kitchen/Powder Room/Laundry – vinyl
- All other areas - deluxe wall-to-wall carpeting

## **Exterior**

- Seeding of lawn - \$1,500 credit at closing
- 12" Paved driveway (binder)/depends on garage plans
- Poured concrete sidewalk to driveway
- Professionally cleaned prior to closing