

BASE FEATURES

INTERIOR FINISHING DETAIL

- 9 ft first floor ceilings (*most homes*)
- ARLEY ceramic tile floor in entry, kitchen, bathrooms, and powder room
- SHAW carpet w/ 6 lb padding in all other areas
- YALE brushed finished knobs on doors
- Off-white SHERWIN WILLIAMS flat paint throughout
- Ventilated vinyl wire shelving in closets
- Carpeted 1st to 2nd floor staircase
- IDEAL Traditional staircase hand rail w/ painted white balusters per plan
- JELD-WEN molded interior doors
- Painted white 5 1/4" (*most homes*) base trim and 2 1/4" casing trim w/ pine extension jambs on windows

OUTSTANDING KITCHENS

- MASTERBRAND or HERITAGE cabinets allowance
- Appliance allowance for range, dishwasher, microhood, and refrigerator
- Granite countertops
- Under mount stainless steel sink
- DELTA kitchen faucet allowance

ELECTRICAL CONVENIENCES

- Recessed lighting in kitchen and 1st floor hallways (*most homes*)
- Light fixture allowance
- Pre-wire for phone outlets in kitchen and master suite
- Pre-wire for cable in family room, study, and all bedrooms
- Front entry doorbell
- Electronic smoke & CO2 detectors per code
- 200 amp SQUARE D electrical panel / service

QUALITY CONSTRUCTION

- 8'2" SUPERIOR WALLS Xi foundation system with poured concrete basement and garage floors
- Basement egress BILCO door system
- 2x6 exterior framed walls, 2x10 or 2x12 floor joists
- Kiln dried grade 2 or better lumber
- DRYGAURD glued, nailed, & screwed subfloors
- OSB exterior wall sheathing w/ air barrier and tape
- PEX homerun plumbing system w/ shutoff manifold
- Drywall throughout w/ tape & three coats of spackle

EXTERIOR DETAILS

- TAMKO 30 year architectural shingles
- MASTIC maintenance free vinyl siding
- ANDERSEN Silverline double hung vinyl windows w/ Low-E insulated double pain glass
- Aluminum fascia & gutters
- Downspouts run above ground 5 feet from home
- THERMA-TRU fiberglass exterior doors per plan
- AMARR raised panel insulated steel garage door(s) w/ openers
- Two exterior hose bibs

LAVISH BATHROOMS

- Single bowl cultured marble sinks in bathrooms
- GERBER pedestal sink in powder room
- DELTA faucets allowance
- GERBER toilets in all bathrooms
- AKER one piece fiberglass tubs and showers in all baths
- Chrome sliding shower doors on 4 ft. shower units
- Rectangle mirrors above each sink, oval in powder room

ENERGY FEATURES

- R-21 fiberglass batt exterior wall insulation
- R-38+ blown in ceiling insulation
- R-12.5 basement wall insulation (Superior Walls)
- TRANE natural gas furnace or electric heat pump forced air system (*depending on location*) w/ central air
- Two heating and cooling zones (*most homes*)
- 50 gallon electric hot water heater
- Fully vented bathroom exhaust fans
- Two exterior GFI electric receptacles

SITE WORK & UTILITIES

- All necessary excavation for house (excluding excessively large rock removal or hauling out or in of material)
- Modified stone driveway
- Utility connections (*type vary per lot*)

ADDITIONAL SERVICES

- FREE drafting & custom home design services
- Completion and submission of all permit paperwork
- 1-YEAR RWC limited warranty on entire house
- 12-YEAR RWC limited structural warranty

ANY OTHER UPGRADES YOU REQUEST!

FOR MORE INFO PLEASE CALL

570-689-7001

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Features, offerings, and pricing are subject to change at any time without notice. Contract specifications take precedence. Model homes may not reflect most current features or offerings. Check with an Outlook Construction associate for most current information. 5/4/17