



# Classic Series Included Features

## Luxury Features

- 9' Ceilings on Main Level
- Pre-Finished Oak Trim and Railings
- Flat Panel Oak Doors
- 30" Upper Cabinets with Flat Panel doors
- Vinyl Flooring in KT, Foyer, and Baths
- Laminate Countertops in Kitchen
- Cultured Marble Vanity Tops
- Half Wall with Wood Cap Per Plan at Stairs
- Custom Painted with 1 coat Primer and Latex Paint
- Fiberglass Bath and Shower Stalls, Showers Include Bi-Pass Glass Shower Door
- Delta Chrome premium Fixtures Throughout
- Stainless Steel Kitchen Sink
- Garage Sheet-Rocked to Fire Code
- Oversized 2 Car Garage
- Asphalt Driveway
- Concrete Sidewalks (as shown on plan)

## Allowances

**\$2,500 Brick, Stone and Siding Allowance**

**\$2,500 Landscape Allowance**

**\$900.00 Light Fixture Allowance (Ramblers)**

**\$1200.00 Light Fixture Allowance (Split Entries  
and 2 Stories)**

**\$2200.00 Appliance Allowance**

**\$23.00 per Yard Floor Covering**



# Classic Series Included Features

## Safe and Sound Package for your Comfort, Security and Safety

- **Life, Safety and Security System** (*with 2 year monitoring plan*)
- **Active Radon Mitigation System**
- **Construction Details**
  - Maintenance-free Vinyl Siding
  - Low E<sup>2</sup> Vinyl Windows
  - Dupont “Tyvek” - Certified House Wrap Installation
  - 9 foot Poured Foundation Wall Height
  - 15 Year Warranted WatchDog Waterproofing System
  - Floor Truss at Main Level with I-Joist at Upper Level
  - Non-Insulated Steel Raised Panel Garage Door
  - 6 Panel Steel Entry and Fire Door
  - Spray Foam at Exterior Rim Joist, Under Cantilevers and Bonus Room
  - Architectural Landmark Shingles
  - 6” of Rock Under Lower Level Floors
  - Sturdi-brace OSB Floor Sheathing Throughout
  - Insulated Box on all Recessed Lights in Roof area
- **Mechanical Details**
  - 92% Efficient furnace with Honeywell Setback Stat
  - 50 Gallon Natural gas Power Vented Water Heater
  - Honeywell Balanced Ventilation System
  - 200 AMP Service sized to National Electric code
  - High-speed phone and cable in Bedrooms, Kitchen and Den
  - Electric Range and Dryer Hook-up
  - Quiet 110 CFM Fan in Main Bath
  - Drain Tile System with Sump Pump
  - Stand alone laundry tub

## Professional Customer Care

- **Two-Year Workmanship Warranty** – *Twice the Peace of Mind!*
- In-House Design Services – *Complete and Custom Home Plans*
- Detailed Homeowner’s Manual – *Understanding the Process*
- Quality Assurance Inspection- *Ensuring Highest Quality Workmanship*
- 30 Day Quality review and 11 Month Inspection- *Thorough Detailed Follow-up*

Standard specifications may change without notice. Buyer’s actual plans and specifications may vary and will be agreed upon in writing by Buyer and College City Design-Build. 9-03-08