



## **STANDARD FEATURES – Timber Ridge**

### **FOUNDATION**

8' High Solid Concrete Basement Walls  
Waterproofed Basement Walls with **10 Year Warranty**  
Premium Stone Backfill above Drain Tiles per code  
**Full Basement** per Design with Glass Block Windows (2)  
Steel I-Beams and Columns Resting on Solid Concrete Footers  
**FORMA DRAIN** Interior and Exterior Drain Tile

### **FRAMING AND EXTERIOR FEATURES**

2 x 10 Floor Joists with Bridging  
**PELLA** Pro Line Series Wood Windows with full screens  
**PELLA** Insulated Steel Entry Door with 2 Sidelights  
**WAYNE DALTON** Raised Panel Insulated Garage Door  
Concrete Driveway, Curved Walkway to Front Door  
**25 YEAR CERTAINTeed XT** Shingles in Designer Colors  
**ICE GUARD** all perimeter gutter and valleys  
Vinyl Siding, Aluminum Gutters and Soffits  
Sliding Glass Door or Service Door Rear Exit, per Design  
**9 Foot High** First Floor Ceilings  
Garage Interior Drywalled and Textured

### **PLUMBING**

All **COPPER** Plumbing  
Soaking Tub with Ceramic Tiled Deck  
**MOEN** Chrome Faucets  
White China Sinks and Toilets in all Bathrooms  
One Piece Fiberglass Tub/Shower, per Design  
Double Bowl Stainless Steel Kitchen Sink  
Fiberglass Laundry Room Tub per plan  
50-Gallon Gas Hot Water Tank  
Two (2) Exterior Spigots  
**WATERLINE** for Refrigerator

### **ENERGY EFFICIENT FEATURES**

**R-38** Attic Insulation  
**R-15** High Density Exterior Wall Insulation  
Exterior **HOUSE WRAP**  
Two Part (soffit & ridgevent) Attic Ventilation System  
Premium Caulk and Seal Package on Doors and Windows  
Energy Efficient Furnace and Central Air Conditioning

### **HEATING & COOLING**

**AMANA** 90 plus Gas Furnace  
**AMANA** Central Air Conditioning  
**5 YEAR WARRANTY** on Both Units

### **ALLOWANCES**

Floor Covering Allowance \$ 18 per Square Yard  
Light Fixture Allowance \$ 1500

### **ELECTRICAL**

200 AMP Underground Electric Service  
All Electrical Copper Wire per National Electric Code  
Two (2) Exterior Weatherproofed GFI Receptacles  
Two (2) Recessed Lights  
Lighted Door Bell  
Four (4) Category 5 Telephone & Four (4) RG-6 Cable Outlets  
Smoke Detectors Each Level with Battery Backup and per code  
Bedrooms and Walk in Closets Wired for Switched Lights  
Ground Fault Interrupter Circuit in Kitchen, Bathrooms, Garage  
(1) and Basement (1), per Design  
Exhaust Fan in all Bathrooms  
220 line for Dryer and Range or Gas Hookup  
**LIFTMASTER** Garage Door Opener with 2 Remotes  
Two (2) Rooms Braced and Wired for Ceiling Fans

### **INTERIOR FINISH**

6-Paneled Colonist Painted Pre-Hung Doors  
**CARDELL Oak, Maple, Hickory or White** Cabinetry  
Colonial Poplar Baseboards and Casings, per Design  
Poplar Stair Railings, per Design  
All Woodwork Professionally Stained and Varnished  
Two Coats Flat Latex Paint all Finished Walls – 2 colors  
**WILSONART or FORMICA** Laminated Countertops  
Ventilated Premium Closet Shelving  
¼" sub floor Under Vinyl Floors over Wood  
Tempered Glass Shower Door, per Design  
¼" Plate Glass Mirrors Behind all Vanities  
Bright Polished Brass **SCHLAGE** Door Knobs  
Towel Bars and Toilet Paper Holders

### **APPLIANCES AND ACCESSORIES**

**MAYTAG** Range  
**MAYTAG** above Range Microwave  
**MAYTAG** Dishwasher  
Garbage Disposal

### **FIREPLACE**

Wood Burning Fireplace with Glass Doors and Wood Mantle  
**Choice of Brick or Ceramic** Facing  
Gas Line for Logs or Starter

### **WARRANTIES AND SERVICE**

Personal Walk-Through for Electrical and Low Voltage  
1 Year Limited Warranty (HBA Warranty)  
5 Year Limited Warranty on Heating and Cooling Systems  
One Year Check-Up Service

*BUILDING A QUALITY AND AFFORDABLE HOME FOR YOU AND YOUR FAMILY!  
ALL FEATURES ARE SUBJECT TO CHANGE WITHOUT NOTICE. NOT ALL FEATURES AVAILABLE ON ALL HOME STYLES*