



STANDARD FEATURES – WOODGATE FARMS

FOUNDATION

8' High Solid Concrete Basement Walls
Waterproofed Basement Walls with **10 Year Warranty**
Premium Stone Backfill Above Drain Tiles
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
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
Mailbox and Tree Lawn Tree

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 \$ 1000

ELECTRICAL

200 AMP Underground Electric Service
All Electrical Copper Wire per National Electric Code
Two (2) Exterior Weatherproofed GFI Receptacles
Two (2) Recessed Lights and Door Bell
Four (4) Category 5 Telephone & Four (4) RG-6 Cable Outlets
Smoke Detectors on Each Level with Battery Backup
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
Electric Yard Lamp Post

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

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

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*