Southern View Estates

Standard Features

Foundation

- 12 Course block basement
- Planton brand dimple sheeting with waterproof membrane
- Waterproofing applied below grade
- Basement, Garage floors, and porch (3000 PSI concrete, with steel rods and/or mesh)
- Form-a-drain external/internal drainage system
- Egress window with cover

Structural

- Steel I-beams and steel posts
- Kiln dried Hen fir Lumber
- 2x10 Floor joists
- ¾" tongue & groove Advantech sheathing (glued and nailed)
- 2x6 Exterior walls covered with 7/16" OSB sheathing
- 7/16" OSB roof sheathing over Trusses

Energy

- Anderson 200 Series double hung, double pane low-e glass windows with tilt in sashes for easy cleaning (Full screen included)
- Insulated exterior fiberglass doors, equipped with handle and deadbolt
- Air infiltration barrier house wrap
- 95% efficiency forced air furnace with programmable thermostat
- 40 gallon water heater
- Central Air Conditioning
- 200 Amp Electrical service
- R-21 walls, R-49 attic (combination of batt and blow for total coverage)
- R-15 blanket basement insulation (by code)

Exterior

- Limited Lifetime architectural roof shingle
- Vinyl siding and overhangs (choice of colors)
- White Aluminum wrapped trim
- Seamless Aluminum gutters
- Paved 2' Binder driveway
- 16' Insulated metal garage overhead door
- High density polystyrene shutters
- Two frost free hose bibs (one front, one back)
- Hydro seeded lawn

Interior

- *Finished drywall walls painted with primer and two coats of eggshell paint (choice of two colors from builder's paint chart)*
- *Textured drywall ceilings*
- *6 panel Masonite doors*
- *Painted mdf trim (semi-gloss)*
- *Stairs with oak treads with painted risers*
- *Oak handrails with painted balusters*
- *Homecrest kitchen/bath cabinets (Selections at Kitchen Express II) per print. Solid quartz counters*
- *Stainless steel double bowl sink with single handle faucet w/spray*
- *Built in dishwasher (builder's grade)*
- *Garbage disposal (builder's grade)*
- *Cultured marble one piece sink/vanity tops in bathrooms with single handle faucet*
- *One piece fiberglass Bathtubs/showers with surround*
- *Custom shower areas to have fiberglass base and wall tile with framed glass doors*
- *Mirrors all have vanities*
- *Ceramic tile in Foyer, Laundry and all baths*
- *Vinyl Plank flooring in kitchen*
- *Pre-finished Hardwood in all other living areas on first floor*
- *Plush carpeting and pad in bedrooms and throughout remainder of house*
- *Plastic coated metal closet shelving*
- *$1500 lighting allowance*
- *One Gas or electric line for range and dryer*
- *Fireplace (builders grade) selections at Fireplace Fashions*
- *One cable & telephone outlet 1st floor and in every bedroom*

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