

EXTERIOR FEATURES

Foundation Walls:	Poured Concrete Walls, 8' tall, brick pattern reinforced & damp proofed, as per code
Front Foundation Covering:	8" Brick Veneer on front foundation wall
Foundation Footer Drains:	Drain tile around foundation, extended to grade; or sump pump
Concrete Floor:	4" Concrete Slab over 6 mil. Poly on 4" gravel base
Garage Floor:	Engineered and Certified; 4" Concrete Slab w/rebar
Basement Windows:	Vinyl sliding Basement Sashes; location per plan
Exterior Walls Framing:	Walls 2" x 6" Wood Studs @ 24" O.C.; 7/16" O.S.B. Sheathing; Whole House wrap
Siding:	Certainteed Mainstreet Vinyl Dutch Lap; double 5" exposure, woodgrain
Fascia & Soffits:	Aluminum Fascia & Vinyl Soffit
Gutters & Downspouts:	5" Seamless Aluminum Gutters and Downspouts
Shutters:	Mid-America Vinyl Panel Style, per plan
Roof:	Engineered Roof Truss System, 7/16" O.S.B. Sheathing
Shingles:	Tamko Limited Lifetime Architectural Fiberglass w/synthetic Felt and Drip Edge
Roof Venting:	Continuous Roof Ridge Venting
Standard Windows:	Simonton Single Hung Vinyl Windows; Low-E Glass w/Grills between Glass/Screens
Exterior Front Door:	Fiberglass insulated, "Colonial" style, Six-Panel; Door Sidelights, as per plan
Exit Door:	Simonton Vinyl Sliding glass patio door w/screen, per plan
Overhead Garage Doors:	Steel Panel w/baked-on enamel white finish
Porches and/or Stoops:	Front Porch, as per plan; Concrete Stoop at other Exit Doors, as per plan
Basement Egress:	Sliding egress window w/window well or standard egress windows

CONSTRUCTION FEATURES

Subflooring:	3/4" T & G, O.S.B. Subfloor, glued & nailed over Joists
Main Stairs and Railing:	Pine box stairs, carpeted on main level w/ Oak Colonial Railing & Balusters, natural finish
Basement Stairs & Railing:	Unfinished Pine Box Stairs, with handrail
Load-Bearing Walls:	2"x4" studs at 16" O.C.
Interior Wall Partitions:	2"x4" studs at 24" O.C. for Non-Load Bearing Walls
Drywall:	½" Gypsum Board and water resistant board in tub/shower areas; Drywall on garage ceiling - unfinished
Painting:	Latex, flat, two coats on Walls & Ceilings; Semi-Gloss on Doors and Trim
Interior Doors:	Prehung, masonite, "Colonial" style six-panel
Door Hardware:	Kwikset Locksets; Brushed Nickel, keyed alike
Interior Trim:	2-1/4" Beaded edge casing, fingerjoint & 3" Beaded base; painted

PLUMBING FEATURES

Water Piping/Hse Drain/Vents:	Water Piping-CPVC; House Drains & Vents-PVC
Water Heater:	50 gallon Electric High-Recovery, located in Basement as per plan
Exterior Hose Bibs:	Two, located front and rear as per plan with interior shut-offs.
Kitchen Sink:	Self Rimming, stainless steel, double bowl Sink w/American Standard, Chrome single lever faucet and sprayer
Bath Faucets:	American Standard, single lever; chrome finish or nickel
Bath Tubs and Showers:	Aker/Maxx Tub-Shower, Gelcoat Fiberglass units- white
Soaking Tubs:	Aker/Maxx, Gelcoat Fiberglass units, as per plan- white
Washer/Dryer Hookups:	In laundry area, per plans
Icemaker Connection:	Water line with valve in wall
Sub Slab Ventilation:	Passive Radon Mitigation Vent installed; terminated through roof

HEATING & VENTILATION FEATURES

Heating & Cooling System: Ventilation:

High-Efficiency, 14 SEER minimum, Heat Pump System w/steel duct supply lines
Bath Fans, Range Hood or Over-Range Microwave & Dryers- vented to exterior

ELECTRICAL FEATURES

Service: Exterior Outlets: Telephone & Cable: Doorbell and Chime: Lighting Fixtures: Smoke & CO Detectors: Exterior Lighting:

Minimum 200 amp Service Panel
Minimum (2) GFI outlets, located at front and rear of house
Total of (1) Phone Jack (4) Cable TV Jacks (Cat-5 phone wire & RG-6 cable wire)
Front Door
Selected Light Packages
Per Local Codes – Electric with battery back-up
Fixtures at all Exit Doors, per plan

INSULATION FEATURES

Exterior Framed Walls: Basement Walls: Ceilings: Air Sealant:

Batt Insulation with R-21 rating on 2"x6" walls- heated living space
Blanket insulation with facing below grade with R-11 rating
Minimum R-49 Blown fiber insulation, per local codes
Air seal all exterior panel joints, window and door jambs; electric and plumbing penetrations

FLOOR FINISH FEATURES

Kitchen and Baths: Carpeted Areas:

Armstrong No-Wax Vinyl Flooring, as per plan
Shaw Carpet w/6 lb. Padding

CLOSET SYSTEMS & BATH ACCESSORIES FEATURES

Closet & Pantries: Baths:

Coated Wire Shelving and Hanger System in all closets and pantries as per plan
Chrome or Nickel finish Towel Bars and TP Holder and Vanity Mirror

CABINETRY FEATURES

Kitchen Cabinets: Kitchen Countertop: Bathroom Vanities: Vanity Tops:

Quality Woodstar Cabinetry with $\frac{3}{4}$ " adjustable shelving; Maple, White, & Birch finishes; choice of Stain and Hardware
Laminated, Self-edge Kitchen Countertops
Quality Woodstar Vanities; Maple, White, & Birch finishes; choice of Stain & Hrdw
Cultured Marble Vanity Tops with oval integral bowl and backsplash

HOME WARRANTY PROGRAM FEATURES

Quality Builders Warranty:

Quality Builders Warranty: Pre Move-in Home Orientation final inspection conducted by Contractor
One-Year Builder Materials/Workmanship Warranty
Two-Year Major Component Warranty (HVAC/Electric/Plumbing)
Ten-Year Structural Warranty underwritten by QBW

Our Continuing commitment to quality products may mean a change in specifications without notice.

**Standards listed above must conform to Local, County, State and National Building Codes and are subject to change. Ask an Oliver Homes' Representative about the specifications used in your County or State*

Revised 02/2024