

# FINE | LINE

H O M E S

## STANDARD HOME FEATURES - WINFIELD OFFICE

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### FOUNDATION

- Reinforced 12 Course 10" concrete block basement walls on concrete footing
- Conproco foundation coat and Ultra-Shield waterproofing
- Exterior footer drain system, concrete floor with 6 mil vapor barrier
- Boman Kemp egress window system
- Sump pump included
- Passive sub-slab radon system below slab vented through roof.

### CONSTRUCTION MATERIALS

- 2 x 10 Wood floor joists 16" O.C. with 3/4" T&G glued and nailed sub-floor
- 2 x 6 Stud 16" O.C. and plate with 7/16" OSB sheathing
- Tyvek house wrap installed over OSB, includes gables and garage
- 2 x 6 Bearing wall framing and 2 x 4 interior walls 16" O.C.
- 1/2" Drywall applied with screws, nails, and adhesive
- Engineered roof trusses 24" O.C. attached with "TimberLOK" fasteners and 7/16" OSB roof sheathing
- Certainteed limited lifetime warranty fiberglass architectural shingles (choice of color) with full shingle over ridge vent
- Simonton insulated vinyl double hung tilt windows. Soft coat Low E/Argon filled with grills between the glass. Window screens included. 20-year-lifetime (prorated) warranty on glass and lifetime on vinyl frame
- R-49 Blown-in Class A Premium fiberglass insulation in attic
- R-23 Blown-in custom fit fiberglass insulation on all exterior walls of living areas
- R-30 Batt insulation in basement ceiling

### GENERAL

- 10 Year Limited Structural Warranty issued by Residential Warranty Company (RWC)
- 1 year warranty on materials and workmanship, 2 year on some mechanicals
- Experienced service staff

### INTERIORS

- Delta plumbing fixtures including Elkay Dayton 60/40 stainless steel kitchen sink
- 50 Gallon electric hot water heater with 6 year limited warranty, 1 year labor
- PEX Tubing with Manabloc Manifold with individual line shutoffs
- Goodman electric heat pump or Payne hybrid heat pump/gas furnace (with A/C)
- Progress interior lighting in Brushed Nickel, Antique Bronze or White finish
- RG 6 Quad Braid TV cable outlets and high speed (CAT5e) outlets; 3 or 4 per plan
- Yorktowne semi-custom cabinetry in kitchen with staggered depth and height. Laminate countertops by Formica or WilsonArt
- Yorktowne cabinetry with cultured marble/granite top in bathrooms
- Whirlpool electric range, dishwasher and microwave
- Engineered hardwood or laminate in Kitchen, Dinette, Foyer and Powder Room. Ceramic tile in Bathrooms. Vinyl in Laundry Room. Carpet with 8 lb. pad in all other rooms
- Choice of doors styles; Satin Nickel, Bronze or Brass Schlage hardware.
- Walls painted with 2 coats of Sherwin Williams Dover White, Antique White or Agreeable Gray. Trim/doors painted and touched up. Stained oak railing.

### EXTERIORS

- Mastic Ovation vinyl siding (styles available)
- Raised panel or louvered vinyl shutters and aluminum fascia
- Therma-Tru insulated fiberglass exterior doors with security strike plate
- Schlage Hardware on exterior doors with deadbolt
- Haas Door steel garage doors with opener
- Progress outdoor lighting provided at every exterior door including garage doors in Black, White or Antique Bronze
- 2 Exterior anti-siphon, frost free hose bibs
- Aluminum seamless 5" gutter and 3" downspouts
- 2 Weather proof exterior outlets

Fine Line Homes reserves the right to change included features with products of equal or superior specifications. Information is not part of any legal contract.