



## Standard Features

### INTERIOR

#### Kitchen

- Custom natural oak wood cabinetry with hidden hinges
- Custom laminate countertops
- Double bowl stainless steel sink with garbage disposal
- Electric coil top range, hood, and dishwasher
- Premium no-wax vinyl flooring

#### Baths

- Custom natural oak wood cabinetry with hidden hinges
- Cultured marble vanity top, sink, and mirror
- Chrome towel bar and toilet paper holders
- Fiberglass tub and/or shower enclosure (shower doors are an optional upgrade)
- Premium no-wax vinyl flooring

#### Home

- Wall-to-wall carpeting
- Six-panel white doors and trim
- Brushed nickel door handles and hinges
- Knockdown texture walls & ceilings
- Ventilated wire shelving in all closets
- 200 amp electrical system
- 2 phone jacks (kitchen and master bedroom)
- \$500 allowance for interior/exterior lighting (*Heartland Fans & Lighting in Festus, MO*)
- Wire and brace for ceiling fan in family room (fan not included)
- Wiring for ceiling lights in bedrooms
- Wiring for garage door opener outlet (garage door opener is an optional upgrade)
- Dead bolt lock on front door
- Steel reinforced concrete walls in basement

### EXTERIOR

#### Home

- Vinyl siding and enclosed soffits / fascias
- 2 car garage with steel door
- Insulated, steel entry doors
- 2 outdoor water faucets
- 2 waterproof electrical outlets
- 2 exterior lights
- Doorbell
- Concrete driveway, sidewalks, and streets
- Seed and straw front, sides and back of yard (one time only)

#### Go Green

- High-efficiency 90+ gas furnace
- 50-gallon electric hot water heater
- Central air conditioning
- Dual zone heating and cooling on most 2 story models
- Vinyl insulated tilt-out windows with screens
- House Wrap
- R-13 wall insulation with vapor barrier
- R-30 blown insulation in attic
- Sill sealer at top of foundation

#### Quality Construction

- Basement waterproof system
- Garage floor reinforced with steel rods
- 3/4" tongue & groove plywood sub floor glued and nailed
- Drywall nailed and screwed
- Steel I-beam and 2 x 4 construction on 16-inch centers
- Built to all local building codes
- 2-10 Home Buyers Warranty®
- Builder approved for FHA and VA financing
- Home Closing by Hillsboro Title Co. in *Arnold, MO*

