

Madison Village

Standard Specifications

EXTERIOR

Foundation & Walls

- Brick foundation
- Brick front (except over some garage areas)
- Beaded vinyl siding on non-brick areas (Builder's standard)

Roof/Gutters

- 20-yr. fiberglass shingles, w/seamless gutters
- Thermostatic power roof vents
- Real copper flashing on front bay window, front overhangs, & returns (sides & rear will be shingled)

Garage/Walks/Deck

- 2-car garage w/automatic door openers **& keyless entry pad**
- Garage walls common to main house uninsulated & dry-walled (unpainted & untrimmed)
- Aggregate driveways, patio & sidewalks
- Aggregate front walk & front stoop

Windows/Doors

- Simulated divided lite wood casement windows on the front & insulated white vinyl tilt-windows w/grilles between the glass elsewhere
- Full screens on operable windows
- Fiberglass front door (w/knocker, kick plate & dead bolt)
- All other exterior doors insulated steel w/dead bolts

Lawn/Irrigation

- Custom landscaping; Builder to design & install
- Sodded lawns except for undisturbed areas
- Programmable sprinkler system for sodded areas. Planting beds will not be irrigated.

Lighting

- All exterior lights are standard throughout the neighborhood
- 2 garage door lights on a photocell
- 1 front entrance light, 1 double flood on rear, 1 patio light & 1 front accent light

Other

- 2 GFI electrical receptacles, 2 frost-proof water spigots

INTERIOR

Ceilings

- 9' ceilings main level (EXCEPT Fairmont II, valuted areas & 2-story areas)
- 8' ceilings 2nd level EXCEPT angled roofs
- Tray ceiling in formal dining room

Paint/Specialty Trim

- Same-color paint walls/ceilings throughout (latex flat, Builder's "*Chesapeake White*" Series six choices)
- Same color paint trim throughout (latex semi-gloss, Builder's "*Chesapeake White*" Series six choices)
- 2-pc. crown molding in foyer, kitchen, breakfast area, master bedroom, first floor hallways, living room, dining room, family room, & great room (Cathedral ceiling areas are not included)
- 2-pc. chair rail w/picture frame molding: dining room of Wilksboro & Dorchester III
- Oak rails w/painted wood pickets
- 3/4" baseboard; 2 1/2" casing

Flooring

- Pre-finished hardwood floors (Builder's Series or equal): foyers, kitchen, & half bath
- Carpet covered boxed pine steps to 2nd floor or attic
- All rooms not specified are carpeted (Builder's Series w/6 lb. pad)
- Laundry room: vinyl (Builder Series)
- Ceramic tile floors 2/ wood base; all full baths (Builder's Series)

Cabinetry/Counter Tops

- Kitchen cabinets will have **30" uppers**. Standard selections include: White, Antique White, & Cherry
- Builder's Series Solaris tops in the kitchen (8 colors for selection); cultured marble tops in baths (4 color selections)
- Kitchen island w/ single level Solaris surface (not raised)

INTERIOR (Continued)

Appliances

- G. E. 30" free-standing, electric, self-cleaning range with glass cook top
- G. E. built in dishwasher
- G.E. built-in 1000-watt microwave oven
- G.E. Washer & Dryer (white)
- All G.E. appliances are Builder's Series as shown in the model & subject to model change by G.E. at Builder's sole discretion.
- Appliance connection for electric washer, dryer & ice maker

Plumbing/Fixtures/Accessories

- Tankless gas hot water heater
- Under mount stainless steel kitchen sink (Blanco 512-067)
- Disposal
- Bisque soaking tub in master bath as shown on plan
- Ceramic tile shower in master bath with chrome glass door & chrome glass surround (except Dorchester III will have a fiberglass shower with chrome glass door)
- Bisque fiberglass tub/shower unit in full baths (other than master bath)
- Elongated toilets (Bisque: Builder's Series)
- **Delta** Faucets:
 - Kitchen sink faucet: Stainless Steel Waterfall Design
 - Master bath faucets: chrome with 8" centers for lavatory & tub deck, chrome knob in shower
 - Secondary full bath faucets: lavatory chrome with 4" centers; tub/shower w/chrome knob
 - Half bath faucet: chrome with 4" centers
- Chrome bath accessories (1 paper, 2 towel per full bath; 1 towel bar in half bath)
- Pedestal sink in half bath

Shelving/Mirrors

- Ventilated wire shelving for closets & pantry (**\$260.00 allowance**)
- Plate glass mirrors in all full baths (no mirror over pedestal sink)

Lighting

- 15 can lights & one at master bath shower
- Buyer to select interior lights throughout (**\$500.00 fixture allowance**)

Fireplace

- 36 in. vented gas fireplace with logs, Mt. Vernon mantel, slate surround & hearth (Builder's Series)

HVAC

- Heating & cooling: gas-forced air system with electric central air conditioning (2 zones on 2-story plans)

Electrical & Specialty Wiring

- Install security system with 1 keypad, 1 siren, 1 motion detector & 3 exterior door sensors (garage door excluded)
- 1 structured distribution box
- Rough-in surround sound (2 front & 2 rear speakers)
- 3 cable TV outlets, 3 phone jacks, & 2 multi-media jacks
- 1 rough-in ceiling fan (not installed)
- Switch receptacle in each bedroom

Attic

- A minimum of 13 sheets of plywood flooring

NOTE: If the builder is unable to obtain the materials specified on the plans & specifications or on the selections sheets through its regular sources of supply, the Builder has the right to substitute materials of similar pattern, design & substantially equivalent quality. These specifications take precedence over floor plans & drawings. The model home displays certain material finishes that are in addition to, or excess of the standard finishes outlined above. To learn what model finishes are in excess of these standards, please contact the site agent.