

# Standard Features

## Seckman Lakes

### INTERIOR FEATURES

- Main floor laundry
- Luxury bath standard
- 6-panel door painted white
- Window sills painted white
- 2 coats interior wall paint, sand swirl finish on ceiling
- Wall to wall carpeting
- Premium no-wax vinyl flooring in kitchen, baths
- Ventilated wire shelving in closets
- Doorbell chime
- Deadbolt lock on front door
- Smoke detectors hard wired with battery backup
- \$1,000 lighting allowance
- 200 amp electric service
- Wired for ceiling lights in bedrooms (light fixture not included)
- Wired and braced for ceiling fan in family room (fan not included)
- Wired garage door opener outlet
- 2 prewires for phone (master bedroom and kitchen)
- Sliding glass patio door at rear entry
- 2 cable jacks (master bedroom and kitchen)
- Vaulted ceiling in great room (per plan)
- Spindles staircase Vs. 1/2 wall (per plan)
- Hardwood entry foyer
- \$1,000 Appliance Allowance
- Sidelight panels & decorative transom windows (per elevation)
- Interconnected front door chime
- 25 year roof shingles with 15 lb felt paper sheathing
- Insulated thermal pane vinyl windows with bottom sash tilt feature for easy cleaning
- Decorative grids on all front windows
- Two exterior anti-freeze faucets
- Two exterior weatherproof electrical receptacles - GFCI
- Concrete driveway and private walks swirl finish
- Steel garage doors
- Steel insulated exterior entry doors
- Front yard sod and seed and straw side, back
- Wired for exterior lights at front and rear entry doors
- 8x6 concrete patio at rear entry door (per plan)
- Premium house wrap
- Copper wiring & circuit breaker panel
- Pre-wire for garage door opener
- GFI electrical receptacles in all wet areas, garage & basement for added safety
- Fifty gallon electric water heater with quick recovery

### EXTERIOR FEATURES

- Low maintenance vinyl siding
- Vinyl enclosed soffits and aluminum fascia
- Seamless aluminum gutters and downspouts
- Vinyl shutters in assorted colors, louvered style (per elevation)
- Two car garage (optional 3 car garage available – 3 car garage standard on Timber and Lincoln models)
- Steel overhead garage door with locking handle
- Steel reinforced front door with side light
- Custom wood cabinetry
- Custom Appliances
- Continuous feed garbage disposal
- Double bowl stainless steel sink
- Designer sink sprayer
- Spacious pantry with ventilated wire shelving
- Moen faucets
- Easy care laminate counterrop with backsplash in a variety of colors
- Vinyl clad, insulated sliding glass doors
- Premium no-wax flooring with .25" underlayment

### EXTERIOR FEATURES, continued



### **LUXURY MASTER BATHROOM**

- Oversize acrylic soaking tub
- Separate Tub & Shower
- Spacious walk-in closet
- Double bowl vanity
- Cultured marble vanity tops in assorted colors
- Full width plate glass mirrors over vanities
- Picture window, 4'X4' over tub
- Full size toilets
- Coordinating towel bars & paper holders
- Ventilated exhaust fans
- Pressure balanced faucets & showers
- Luxury bath standard

### **BATHS**

- Custom wood vanities
- Cultured marble vanity tops
- Full size mirrors
- Premium no-wax vinyl floors
- White full size toilets
- Low maintenance fiberglass tub and/or shower enclosure
- Electric exhaust fans
- Coordinating chrome finished toilet paper holder and towel bar

### **QUALITY CONSTRUCTION**

- 2X4 construction on 16 inch centers
- 2X10 floor joists
- Drywall nailed and screwed
- Smooth finish walls and sand swirl ceiling
- Garage floor reinforced with steel
- Copper water feed lines
- **2-10 builder warranty**
- 3/4" tongue and groove sub-floors – nailed and glued
- Perimeter drain tile system with sump pit & pump
- Vapor barrier under drywall on all exterior walls
- Below grade foundation protected with water-proofing system
- Premium house wrap in living area

### **ENERGY SAVING FEATURES**

- R-30 ceiling insulation
- Energy efficient gas furnace
- 50 gallon electric water heater

### **ENERGY SAVING FEATURES continued**

- R-13 wall insulation with vapor barrier
- Sill sealer at top of foundation
- Energy efficient electric central air conditioning
- Digital programmable thermostat
- Premium housewrap

### **UTILITY ROOM**

- Main floor location
- Electric washer and dryer hookup
- Dryer vented to exterior

### **OPTIONAL FEATURES TO CUSTOMIZE YOUR NEW HOME**

- Wood-burning fireplaces
- 9' 1<sup>st</sup> floor ceilings
- Bay windows
- 42" cabinetry
- Jetted tub
- Patio and/or deck
- Finished basements
- Rough-in baths
- Arched and/or fluted cased openings
- Many, many more! Ask your sales managers.



**Residential & Custom Homes**