

Almeta Run
Standard Features



EXTERIOR FEATURES

- STONE APPOINTED EXTERIOR ACCENTS
- UPGRADED CEDAR SHAKE VINYL SIDING ACCENTS or
- UPGRADED BOARD AND BATTEN VINYL SIDING
- DUTCH LAP VINYL SIDING
- 3 BOARD SPACE VINYL SHUTTERS
- INSULATED STEM WALL FOUNDATION
- SINGLE HUNG LOW E VINYL WINDOWS WITH TILT OUT
- 7-8' HIGH GARAGE DOOR WITH DECORATIVE HINGES AND HARDWARE WITH OPENER AND 2 REMOTES
- UPGRADED 30 YEAR ARCHITECTURAL SHINGLES
- 5" OGEE STYLE GUTTERS WITH BAKED ENAMEL FINISH
- CONTINUOUS RIDGE VENTILATED ROOF SYSTEM
- COVERED OR UNCOVERED REAR PORCH OR PATIO (PER PLAN)
- DECORATIVE RAISED PANEL FIBERGLASS INSULATED FRONT DOOR
- PROFESSIONALLY DESIGNED LANDSCAPING PACKAGE INCLUDES FOUNDATION PLANTING AT FRONT AND SEEDED DISTURBED AREAS
- 2 EXTERIOR HOSE BIBS
- 2 EXTERIOR ELECTRICAL RECEPTACLES
- 2 FLOOD LIGHTS (ONE ON EACH END OF HOUSE)
- GARAGE PER PLAN (UNPAINTED)

ENERGY SAVING FEATURES

- LENNOX 15 SEER SPLIT HEAT PUMP or EQUIVALENT
- HIGH EFFICIENCY R-VALUE OF R-38 IN CEILINGS & R-15 IN WALLS
- PROGRESSIVE VOID FREE FRAMING & VALUE ENGINEERED HOUSE PLANS
- CONTINUOUS RIDGE VENTILATED ROOF SYSTEM
- LOW E WINDOWS
- ENERGY EFFICIENT AO SMITH 50 GALLON ELECTRIC WATER HEATER or EQUIVALENT
- CEILING FANS IN FAMILY ROOM AND MASTER BEDROOM
CEILING FANS PRE-WIRED IN ALL BEDROOMS

CUSTOMER CARE

- COMPREHENSIVE QUALITY ASSURANCE PROGRAM
- ONE YEAR BUILDER HOME WARRANTY
- FINANCING AVAILABLE THROUGH MOVEMENT MORTGAGE AND ATLANTIC BAY MORTGAGE
- ONLINE WARRANTY CLAIMS SUBMISSION AVAILABLE

***ALL CHANGES AND UPGRADES WILL BE PAID FOR AT TIME OF SELECTION AND WILL BE NON-REFUNDABLE**

***IF BUILDER CANNOT GET LISTED PRODUCT SUBSTITUTE WILL BE USED**

***BUILDER RESERVES THE RIGHT TO CHANGE THESE FEATURES AT ANY TIME**

INTERIOR FEATURES

- 9' SMOOTH CEILINGS DOWNSTAIRS
- UPGRADED 4 1/4" BASEBOARD
- 2 PANEL MODEL CAMBRIDGE SMOOTH INTERIOR DOORS or EQUIVALENT
- KRONOTEX AMERICAN CONCEPTS, MANNINGTON DESIGNER
- MOHAWK KINGMIRE LAMINATE FLOORING (PER PLAN)
- SHAW HUNTER 2 CARPET WITH AN UPGRADED 8LB PAD
- ARMSTRONG FLEXSTEP VINYL
- BLACK DOOR HARDWARE & ACCESSORIES THROUGHOUT
- ELECTRIC or GAS LOG FIREPLACE WITH A WOOD MANTLE (per plan)
- 21ST CENTURY WIRING SYSTEM INCLUDES ARLINGTON BOX WITH CONDUIT CAT 5 PANEL WIRING AND RG6 CATV
- DESIGNER LIGHTING PACKAGE
- 1 PAINT COLOR – FLAT WALL PAINT - NEUTRAL PAINT COLORS STANDARD, DARK COLORS EXTRA/UPGRADE

DESIGNER KITCHEN

- QUARTZ COUNTERTOPS WITH UNDERMOUNT 50/50 STAINLESS STEEL SINK
- KITCHEN CABINETS WITH CROWN MOLDING or EQUIVALENT SOFT CLOSE DRAWERS AND DOORS
- DESIGNER CERAMIC TILE BACKSPLASH
- STAINLESS STEEL GE APPLIANCE PACKAGE or EQUIVALENT INCLUDES SMOOTH TOP SELF CLEANING RANGE, DISHWASHER & OVER THE RANGE MICROWAVE
- UPGRADED PEERLESS FAUCET IN SATIN NICKEL or EQUIVALENT

BATHROOM FEATURES

- DESIGNER SATIN BLACK PLUMBING FIXTURES AND BATH ACCESSORIES
- DELUXE BATH CRAFT SHOWER WITH SLIDING GLASS or EQUIVALENT
- UPGRADED PEERLESS SHOWER HEADS AND HANDLES or EQUIVALENT
- UPGRADED PEERLESS GOOSENECK LAVATORY FAUCETS or EQUIVALENT
- UPGRADED ECO FRIENDLY 1.28 GAL WHITE ELONGATED TOILETS
- DUAL VANITIES IN MASTER & SECOND BATH (PER PLAN)
- HALF BATH INCLUDES PEDESTAL SINK & OVAL MIRROR
- QUARTZ TOPS WITH OVAL or SQUARE SINKS IN BOTH MASTER BATH AND GUESTS BATH



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Foundation Specs

- Block inside garage (no brick)
- Any steps in garage to be wood
- No stone column bases
- Brick on sides, rear and all returns of front elevation (front walls to be covered with stone below lowest window)

Framing Specs

- Progressive void free framing
- TV blocking over fireplace
- Add a 2x4 at ends of rear porches to allow for future screen
- 6x6 posts for front and rear porches

Windows/Doors/Trim

- Windows to be White, Single Hung
- Front Doors to be fiberglass Craftsman style (Transom if 2 stories, none if 1 story)
- Rear door to be full glass with blinds between the glass
- 4 1/4" Baseboards

Siding Specs

- Vinyl Dutch Lap Siding for all sides and rear
- Front to be per specs (Dutch lap, Straight Lap, Board and Batten or Shakes)
- Vinyl Soffits and Porch Ceilings
- Include Gable Pediments on front gables
- 8" Square PVC Columns on front porch with base and cap (no stone bases)
- Rear columns to be snap on PVC on 6x6 posts
- Wrapped 2x4 on each side of rear porch for future screen (builder to provide 2x4)
- Include a block for house numbers under the front porch not hidden by a column (ask the builder if questionable and we may place numbers on column) if 4 number address 2x8 cut to size and metal wrapped.
- Garage Miratec 1x6 surround
- Garage 6 1/4" (ripped 1x8) Miratec from surround to inside garage to be flush with wood goal post. Frame, drywall, 2x4.
- Front elevation stone below lowest windows. No returns

Plumbing Specs

- Peerless or Equivalent Brushed Nickel Fixtures
- 50 Gallon Heat Pump water heater or Electric in garage
- 2 Outdoor water spigots
- Fiberglass Showers, Tubs and Combos
- Elongated Toilets 1.28 Gal per flush
- Pedestal sink in 1/2 bath

HVAC Specs

- Lennox or Equivalent equipment
- Programmable Thermostat
- Fresh Air for EcoSelect
- Gas Line for fireplace if needed

Fireplace

- Gas Fireplace if on exterior wall
- Electric Fireplace if on interior wall

Electric Specs

- Can Lights over tubs and showers
- TV box and Smurf tube at fireplace
- 4-6 Can Lights in kitchen per plan or builder
- Ceiling fans in Family room and Master bedroom, wired in all bedrooms and rear porch
- 2 Flood lights (1 front, 1 rear)
- Septic Pump wire if needed

Flooring Specs

- Laminate in main living areas downstairs
- Carpet in all bedrooms, closets, upstairs hallways and on stairs
- Vinyl in all wet areas (except 1/2 bath - Laminate)
- Tile Kitchen Backsplash

Countertops

- Level 1 Granite for all countertops
- Stainless 50/50 sink standard in Kitchen
- Oval or square sinks in bathrooms

Paint

- 1 Interior paint color - flat neutral colors
- White ceilings, closets and trim
- Garage is not painted

Landscaping

- Landscape Fabric, plants and mulch natural areas in front
- Grade and seed disturbed area of yard

Concrete

- Driveway to be width of garage door out to road (unless unusually long)
- Sidewalk to be 4' wide to front door
- Parking pad or rear patio to be added as a change order