



Included Features Supplement

CONCRETE

- Nominal 8' tall, 8" thick poured concrete basement walls
- Poured concrete basement floor with vapor barrier per local code
- Concrete stoop at front door

FRAMING

- 2x6 Exterior Walls Fully Sheathed
- Vapor barrier warm side
- Engineered Roof Truss System with Raised Heel
- 1/2" OSB Roof Sheathing with H-Clips
- 3/4" Tongue & Groove OSB Floor Decking
- Closed stair construction to basement includes: Door at top of stairs, light at top and bottom of stairs, construction set of steps and unfinished drywall

SIDING AND ROOFING

- Certaineed Landmark 30-year Architectural Shingles over Roofers Select Felt Underlayment
- Two Rows Ice & Water Shield at Eaves
- Continuous Ridgevent, Certaineed Shinglevent
- Certaineed Mainstreet Vinyl Siding (choice of colors)
- Rollex Aluminum Vented Soffit & Fascia (choice of colors)

INSULATION/WALL & CEILING FINISH

- Foundation Insulation as required to comply with latest REScheck software envelope energy calculation
- 2x4 Interior Frame prepped for future lower level finish
- R-21 High Density Fiberglass wall insulation
- R-50 Blown Cellulose attic insulation
- Tyvek Home Wrap on all Exterior Walls
- Windwash Air Baffles at Attic Soffit Vents
- Two Coats Hallman-Lindsay White Paint on Terrace Exclusive Knockdown Textured Walls and Ceilings

WINDOWS & EXTERIOR DOORS

- Waudena Insulated, Weatherstripped Entry Doors with Adjustable Threshold, Brickmould Jamb
- Dexter by Schlage Round Door Hardware (satin nickel or aged bronze)
- Silverline by Andersen Single Hung Vinyl Windows with screens (white or beige)
- Wood window jambs stained and varnished

INTERIOR DOORS & TRIM

- Prefinished Hollow-Core Flush Oak Doors and jambs with solid oak colonial base and casing throughout
- Dexter by Schlage Round Door Hardware (satin nickel or aged bronze)
- Vinyl coated wire shelving in closets and pantry

CABINETS & VANITIES

- Aristokraft Contractors Choice Cabinets Oak or Birch flat panel cabinets and vanities (choice of 4 colors)
- Tri-Cove laminate kitchen and vanity countertops (choice of colors)
- Mirrored medicine cabinet recessed into wall above vanities

FINISH FLOORING

- Mannington Benchmark Vinyl Flooring
- Shaw Carpet over 1/2" 6 lb. pad

LIGHTING

- Seagull Lighting Interior and Exterior (brushed nickel or heirloom bronze)
- Switched Receptacles Living Room and Bedrooms

HEATING & AIR QUALITY

- Panasonic WhisperGreen Bath Fans serving as Constant Rate Ventilation system
- Barometric Controlled Fresh Air Intake
- 95% Efficiency Forced Air Gas Furnace
- Programmable Thermostat
- Broan Vented Rangehood

PLUMBING

- Kohler Chrome Finish Single Handle Faucets
- White Aker Fiberglass tub / shower units per Plan
- Mansfield Water Closets
- Kohler Water Saver Shower Heads
- Chrome Finish Towel Bars or Rings and Paper Holders in Baths
- Mansfield China Bowls in Vanities
- Kingsford by Elkay 6" Stainless Steel Double Bowl Sink in Kitchen
- UPONOR PEX Water Supply Piping
- Schedule 40 PVC Drain Waste Vent Piping
- 50 Gallon Electric Water Heater
- Frost Proof Exterior Faucet (hose bibb)
- Washer Hookups and Dryer Venting

ELECTRICAL

- 200 Amp Service with Circuit Breakers
- 110V Wiring for Range and 220V Dryer
- Arc Fault Interrupters, Tamper Resistant Receptacles
- Front Door Chime
- 110V Smoke Detectors & CO Detector
- Two Exterior 110V GFI Outlets
- Six porcelain lights in basement and two outlets

* Permits and land improvements i.e. land clearing, septic, well, excavating, and drain tile will vary with each home site and be added as an additional cost

* Freight included for 60 mile radius of Terrace Custom Builders