



CONDOMINIUMS - Features

SITE IMPROVEMENTS

- 30' Front Setback
- Broom Finished Exterior Concrete on Sand Base - 16' Wide Driveway with Cut-Out Curb; 4' Wide Lead Walk from Driveway to Front Porch; 5' City Sidewalk; front Porch Cap per Plan
- Utility Connections for Natural Gas, Underground Electric, City Water and Sanitary Sewer including all fees and permits
- Sand Backfill for Garage and Utility Trenches
- Trucking Dirt to or From Site as Required
- Machine Grading and Shaping Yard for Proper Drainage
- Tree and Stump Removal as Site Requires
- Entire Yard Raked and Seeded with Irrigation System
- Landscaping - Beds, Plants and Trees per Landscape Plan
- Decorative Beige Aluminum Mail Box Post with Mailbox, Newspaper Holder and Black House Numbers

STRUCTURAL INTEGRITY

- Basement Walls 8'- 0" Poured Concrete with 10-Year Waterproofing
- Double Sill Plate for Full Height Openings in Basement
- Engineered Steel I-Beams and Support Posts
- Engineered TJI Silent Floor Truss Joist System
- O.S.B. Sub Floor, ¾" First Floor, ¾" Second Floor, Tongue & Groove, Glued and Nailed
- 1" Styrofoam S.I.S. Sheathing With Taped Joints on Exterior House Walls
- 1" Styrofoam With ½" Unfinished Drywall at Basement Concrete Walls in Unfinished Areas
- R-13 Wet Spray Cellulose Exterior Wall Insulation
- R-13 Open Cell Foam Insulation in Joist Bonds
- R-40 Blown Cellulose Ceiling Insulation with Vapor Barrier Primer in Heated Areas
- R-30 Fiberglass Batt Insulation at Vaulted Ceilings
- R-30 Open Cell Foam Insulation in Joist Overhangs
- Engineered Roof Trusses
- Roof Decking ½" O.S.B. with Clips between Trusses
- Silver Line by Ply Gem White Vinyl Windows with Screens - V1 Series Single Hungs & Sliders, V3 Series Casements & Awnings
- Silver Line by Ply Gem V3 Series White Vinyl Patio Door with Screen
- Insulating LowE SmartSun Argon Glass in Windows and Patio Door
- Internal Grills in Windows and Patio Door per Plan
- Therma-Tru Traditions Series Steel Insulated Entry Doors and Sidelights
- Emtek Satin Nickel Grip Handle and Deadbolt Lock at Front Door
- Steel Non-Insulated Overhead Garage Door with Raised Panels
- Chain Driven Overhead 1/2 hp Wi-Fi Garage Door Opener for Each Door and Transmitter for Each Car Space
- Continuous Ridge & Soffit Attic Venting with Baffled Truss Bays
- Drywall Walls and Ceilings with Screw Application and Wrapped Openings
- Knock Down Texture on All Ceilings
- Drywalled Frame Walls in Unfinished Basement, Unfinished with Wrapped Windows (Unpainted)
- Painted Drywall on Garage Walls with Knock Down Textured Ceilings and Trimmed Windows



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PLUMBING FEATURES

- Pex Water Piping with PVC Drain Pipes
- Sterling Ensemble Vikrell Tile Tub/Shower Systems with Corner Seats, Chrome Adjustable Shower Head and Kohler Coralais Pressure-Balanced Valve
- Bi-pass Shower Door Chrome with Obscure Tempered Glass on Master Bath Shower
- Chrome Curtain Rod on Stall Showers and Bath Tubs
- Aker Whirlpool Tub with Ceramic Tile Platform and Backsplash with Kohler Coralais 2-Handle Chrome Faucet, if on Plan, Group 1 Selection
- Kohler/Wellworth Round Bowl Toilets
- White Bathroom Plumbing Fixtures
- Equal Bowl Undermount Stainless Steel Kitchen Sink with 1/2 h.p. Waste King Disposal
- Bradford-White 50-Gallon Power Vent Water Heater (55-Gallon Hi-Recovery Heater if Whirlpool option)
- Kohler Coralais Single Handle Chrome Bath Faucets
- Kohler Forte' Single Handle Chrome Kitchen Faucet with Hand Spray
- Laundry Connections
- Water Piping for Ice Maker
- Exterior Hose Faucet
- Underground Rough-in for Shower Bath in Basement (Bar sink if on Future Finished Plan)
- Submersible Sump Pump with Discharge Connected to Storm Feed or Tiled to Rear Where Required
- Sealed Sump Crock Lid with Vent through Roof for Radon Prevention

ELECTRICAL FEATURES

- Copper Wiring for Lights, Plugs & Switches
- Toggle Switches and Standard Plugs
- 200 Amp Electrical Service
- Wiring for Door Chimes with Buttons at Front and Rear Doors
- Nutone Ventilation Fan in Baths with Broan Smart Sense Bath Fans Where Required
- Pre-wire for Two Telephone Openings
- Pre-wire for Cable TV and Computer Network (Coax and CAT 5) in Bedrooms, Living Areas and Den
- Smoke Detectors Wired in Series with Battery Back- up
- Carbon Monoxide/Smoke Detectors Wired in Series with Battery Back- up at Halls Outside Bedrooms
- Recessed Light with Switch above Kitchen Sink
- Two Exterior GFI Weather Proof Outlets

HEATING FEATURES

- Carrier 59SC5 Comfort 95.5% Single Speed Gas Furnace
- White Rodgers Programmable Digital Heat/Cool Thermostat
- Insulated Fresh Air Intake
- Heatilator Novus ND4236I 36" Gas Fireplace with Black Trim and Combustion Air Intake
- Carrier ABB 13 Seer Comfort Puron Central Air Conditioner
- Carrier By-Pass 17 Gal/Day Humidifier #HUMCCLBP2417 with Outside Temperature Sensor
- Gas Piping and Vent for Clothes Dryer
- Gas Piping for Range

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EXTERIOR FEATURES

- CertainTeed Landmark Roof Shingles with Limited Lifetime Warranty Applied over Synthetic Underlayment
- CertainTeed Encore D-4 Vinyl Siding
- Brick per Elevation with a Material Allowance of \$4.30 per Square Foot
- Manufactured Stone per Elevation
- Pre-Engineered Wood Painted or Aluminum Covered Accent Trim per Elevation
- Aluminum Soffits, Fascia and Frieze Boards
- Aluminum Eaves trough and Downspouts
- Black House Numbers on Front Porch Post or per Plan
- Treated Wood Deck 12'x14' or Size per Plan with Standard Rail

INTERIOR FEATURES

- Painted Woodwork
- Windows and Patio Door Trimmed with Full Wood Jamb and Casing
- MDF #356 (2-1/4") Casing and #623 (3-1/4") Base
- Masonite Smooth Six-Panel Hollow Core Doors
- Casing and 1x2 Base in Garage
- Smart Kitchen, Laundry & Vanity Cabinets, Group 1 Selection
- Builder's Choice Cabinet Door and Drawer Hardware Selection
- Laminate Folding Counter in Laundry per Plan
- 36" Tall Wall Cabinets with Crown Molding in 9'-0" High Kitchen or per Plan
- 42" Tall Wall Cabinets to Ceiling in 8'-0" High Kitchen or per Plan
- 36" Tall Wall Cabinets in 8'-0" High Laundry or 30" Tall with Crown Molding in 9'-0" High Laundry
- Granite Countertop Group 1 or Quartz Group 0 Selection with Flat Eased or Round Over Edge in Kitchen
- Full Tile Kitchen Backsplash, Group 1 Selection
- Cultured Marble One-Piece Vanity Tops with Laguna Sink, Standard Edge and Color, Gloss Finish at all Baths
- Fireplace Mantle, Hearth and Surround MWT003, Group 1 Selection
- Half Walls with Wood Cap at Stairway
- Plate Glass Vanity Mirrors 36" High
- Chrome Towel Bars and Paper Holders
- Melamine Shelf and Rod in Clothes Closets
- Schlage Plymouth Satin Nickel Door Hardware and Hinges with Deadbolt at Exterior Doors
- Frigidaire Dishwasher FGID2466QF Stainless Steel or Allowance of \$404 inc. Tax & Delivery
- Frigidaire Gas Range LGGF3046TF Stainless Steel or Allowance of \$788 inc. Tax, Delivery & Installation
- Frigidaire Micro-Hood FGMV176NTF Stainless Steel, Vented to Outside or Allowance of \$255 inc. Tax & Delivery
- Mohawk Stainmaster Carpet with 7/16" Pad, One Group 1 Color Selection
- Engineered Wood Tongue & Groove Floor in Entry, Kitchen, Nook, Half Bath and Rear Entry, Group 1 Selection
- Ceramic Master Bath Floor, Group 1 Selection
- Vinyl Flooring in Laundry and Secondary Full Baths, Group 1 Selection
- Sherwin Williams Emerald Flat Paint, Two Coats with Primer, One Color Selection
- \$1,500 Light Fixture Allowance



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SPECIAL SERVICES

- Five Star H.E.R.S. Energy Rating
- Third Party Energy Consultant including Evaluation, Inspection, Testing and Certification
- All Selections Available through Schroeder Homes
- Guidance on Financing
- Copyrighted Plans
- Pre-Closing Customer Walkthrough Inspections with Completion Agreement
- Schroeder Homes Written 12-12 Limited Warranty
- Scheduled Walkthrough Inspections and Adjustments 3 Months and 11 Months after Closing
- Homeowner Manual with Maintenance Tips, Emergency Phone Numbers and all Consumer Warranties

Schroeder Homes reserves the right to make changes of equal or greater value based on code changes or product availability.

Customer **Date**

Schroeder Homes Representative **Date**

Customer **Date**