

# CLASSICS, ELEMENTS, TRADITIONS

# included features

ALLEN EDWIN HOMES

## FOOTINGS & FOUNDATION

- **MATERIAL:** Poured Concrete
- **HEIGHT OF WALL:** 8'
- **HOUSE WALL THICKNESS:** 8"
- **GARAGE WALL THICKNESS:** 6" & 8"
- **DAMPROOFING:** Yes
- **EGRESS WINDOW:** Yes

## FLATWORK

- **INTERIOR:** 3" Concrete
- **GARAGE FLOOR:** 4" Concrete
- **DRIVEWAY:** 3 1/2" Concrete
- **LEAD WALK:** 3 1/2" Concrete, 3' Width
- **PATIO:** 3'x4'

## STRUCTURAL FRAMING

- **EXTERIOR WALLS:** 2x6
- **BEARING WALLS:** 2x4 or 2x6
- **EXTERIOR SHEATHING:** 7/16" OSB
- **INTERIOR & GARAGE WALLS:** 2x4
- **ROOF SHEATHING:** 7/16" OSB w/clips
- **FLOOR SYSTEM:** LP™ Engineered I-Joist
- **ROOF SYSTEM:** Engineered Trusses
- **HOUSE WRAP:** REX™ Wrap
- **CEILING HEIGHT:** 8' or 9' first floor  
(Plan specific – see Sales Counselor)
- **WARRANTY:** 10 Year Structural

## EXTERIOR TRIM (PER ELEVATION)

- **SIDING:** Vinyl, Double 4
- **SHAKE:** Vinyl
- **GABLE VENT:** White – Vinyl
- **GARAGE DOOR SURROUND:** White – Aluminum
- **SOFFIT:** White – Vented Vinyl
- **FASCIA:** White – Aluminum
- **PORCH POSTS & DOOR KICK:** White – Composite
- **GUTTERS:** Aluminum
- **SHUTTER:** Vinyl
- **PERMALIFE TRIM:** Composite

## ROOFING

- **SHINGLES:** CERTAINTEED™ 30 Year Limited Warranty
- **COLOR:** CERTAINTEED™ Weathered Wood
- **UNDERLAY:** 15# Felt

- **VENTING:** Continuous Ridge Vent
- **FLASHING/ICE & WATER SHIELD:** Per Code
- **DRIP EDGE:** White – Aluminum
- **GUTTERS:** Included

## DRYWALL

- **WALLS:** 1/2" Gypsum
- **CEILING:** 1/2" or 5/8" (per code)
- **FINISH:** Walls/Ceilings
- **GARAGE:** Firetape Only (per code)

## PLUMBING

- **PIPING:** PEX™
- **KITCHEN SINK:** Stainless Steel
- **GARBAGE DISPOSAL:** Only with Sewer and Water
- **FAUCETS:** KOHLER®
- **STOOL:** Porcelain Round
- **SHOWER OR TUB/SHOWER:** STERLING®
- **HOSEBIBS:** 1 Included (per plan)
- **WATER HEATER:** LOCHINVAR® Gas 40 Gallon Power Vent
- **LAUNDRY BOX:** Included
- **POWDER ROOM SINK:** STERLING® Pedestal (per plan)

## ENERGY EFFICIENCY

- **FURNACE:** Gas – 96% High Efficiency Power Vent
- **A/C UNIT:** 13 SEER
- **BATH EXHAUST FAN:** Included – Continuous Vent as Indicated
- **DRYER VENT:** Included
- **RESNET™** Certified

## INSULATION

- **WALLS:** R-19 Batts
- **CEILING:** R-30
- **GARAGE CEILING:** R-38 Batts (if living space above)

## ELECTRICAL

- **ELECTRICAL:** 150 Amp
- **PHONE & CABLE:** 1 Each (1 each HR in attic)

## LIGHTING

- **MAIN LIVING AREAS:** PROGRESS™ Satin Nickel
- **BATHROOMS:** PROGRESS™ Vanity Strip
- **BEDROOMS/CLOSETS:** PROGRESS™ Satin Nickel
- **EXTERIOR:** PROGRESS™ Black

## EXTERIOR DOORS

- **FRONT:** Steel – 6 Panel Masonite™
- **COMMON:** Steel – 6 Panel Masonite™
- **REAR:** Steel – Full Glass Masonite™
- **KNOBS:** Kwikset™ Brushed Chrome

## OVERHEAD DOOR

- **9x7 OR 9x16 (PER PLAN):** Raised Panel Uninsulated

## WINDOWS

- **TYPE:** SILVERLINE® White – Vinyl
- **GLASS:** Insulated, LoE
- **SCREENS:** Included
- **GRILLS:** Std Front Only

## INTERIOR DOORS & TRIM

- **DOORS:** MASONITE™ 6 Panel Textured – Hollow Core
- **HANDLES:** Kwikset™ Brushed Chrome
- **PRIVACY LOCKS:** Bathroom Doors Only
- **BI-FOLD HARDWARE:** Satin Nickel Knob
- **DOOR CASING:** Painted MDF – 2 1/4"
- **BASE:** Painted MDF – 3" Colonial
- **HALF WALL:** Painted MDF (per plan)

## INTERIOR PAINT

- **WALLS & CEILING:** SHERWIN-WILLIAMS® Flat – Alabaster White
- **TRIM & DOORS:** SHERWIN-WILLIAMS® Semi-gloss – Alabaster White

## SHELVING

- **PANTRY:** White Wire – 3 shelves
- **CLOSET:** White Wire – Shelf w/ Hanging Rod

## HARDWARE

- **VANITY MIRROR:** Pencil Edge
- **PAPER HOLDER:** Polished Chrome
- **MAILBOX:** One Piece Vinyl

## CABINETS

- **STYLE/FINISH:** ARISTOKRAFT® Flat Panel Birch

## COUNTERTOPS

- **KITCHEN:** Laminate, Postform
- **BATHROOMS:** Cultured Marble

## FLOORING

- **CARPET/PAD:** DREAMWEAVER® 5.5# Rebond
- **VINYL:** Congoleum®

## APPLIANCES

- **ELECTRIC RANGE, HOOD, DISHWASHER:** Whirlpool®

## LANDSCAPING

- **FRONT & REAR YARDS:** Bulldozer finish final grade with tree removal roughly 25 feet around the perimeter of the home or to the approximate property boundary if that is less. **PLEASE NOTE:** All sites are not conducive for grading and tree removal due to easements, set-backs, and/or community or municipal restrictions. Builder, in its sole discretion, shall decide if clearing and grading less than 25 feet around the perimeter of the foundation is warranted.

**NOTE:** Builder reserves the right to revise plans, designs, included features, options, and specifications without notice or obligation. Materials or products of similar quality (in Builder's sole determination) may be substituted as a result of changes in municipal requirements, supplier or labor cost or availability, or for any other reason determined by Builder.

