

**STANDARD FEATURES**

<b>BASEMENT</b>	<b>ELECTRICAL</b>
Advanced Concrete Superior XI Plus Insulated Basement Walls with Anchor Straps - meet conditioned space requirements. 8'2" wall height.	200 amp. panel box
Conditioned Basement = warmer/drier with heat supply in trunk line (# of vents vary per plan). 8' 2" Wall Height.	Lighting Package – 2 style choices (Classic or Modern) in several finishes. (Includes overhead lighting in bedrooms per standard plan).
Engineered laminated basement beam (reduces posts; is a Green Building practice)	Lights in attic and basement areas
Concrete floor poured to meet code over stone and vapor barrier	GFI circuit for all exterior, bath, and some kitchen receptacles
Vinyl-clad basement window with screen	Smoke detector direct-wired all bedrooms, each living level including basement
Sump pump or footer drain to daylight (dependent upon grade) – when Brookside provides excavation/sitework services	Hardwired Carbon Monoxide Detector with Battery Backup outside of each separate sleeping area, the basement, and when there is living space above a garage
Passive Radon System installed through roof (no fan or testing included)	Recessed light over kitchen sink
Full basement under all living areas of standard plans	Bath fan/light combination in full and ¾ baths, vented to exterior – ½ bath has fan
Egress window well, sliding window, ladder, poly cover and window opening in wall	Phone jacks/TV jacks – 6 total (any combo) (CAT 5 phone wire / RG6 cable TV wire)
	Exterior weatherproof receptacles located on front, rear and near HVAC – total of (3)
	Garage door opener included as per plan
	Front door chime
<b>FRAMING</b>	
Quality kiln-dried lumber	
2" x 6" exterior walls using Premium/Select/Prime Grade Studs – 16" O.C.	
Truss Roof System	
1/2" OSB Sheathing on Roof with H-clips between trusses	
7/16" Zip® Wall System for exterior wall sheathing	
2" x 10" floor joists – 16" O.C.; metal bridging between floor joists	
Double header over all exterior window and door openings	
2" x 4" interior walls using Premium/Select/ Prime Grade Studs – 16" O.C.	
12" Gable Overhang	
Engineered tongue & groove wood subflooring; glued & nailed	
8' x 10' wood deck on blevels	
	<b>PLUMBING</b>
	Moen One Handle High-Arc Pull-down Kitchen Faucet
	Sterling® Undermount Sink selections (for use with granite counter tops)
	Recessed waterline at refrigerator for icemaker
	Moen Bath Fixtures – 3 style choices in chrome finish
	Fiberglass one-piece tub/shower (color choice)
	Shut-off valves to toilets, sinks, vanities
	Balancing valve to maintain water temperature in tubs and showers
	Water-saver, elongated toilet(s)-most models
	PEX with Manabloc plumbing system (shut off's in basement)
	50-gallon electric energy-efficient water heater
	Complete washer/electric dryer hookups, with vent and shut-off
	Front and rear exterior frost-proof spigots
<b>EXTERIOR</b>	
Architectural fiberglass shingles with Lifetime Limited Warranty	
Shingle over ridge vent and gable end vents over heated areas	
Ice guard on eaves and valleys	
Double Hung Windows w/Double Glazed, Low E, (most Northern Energy Star rated)	
Vinyl siding – broad array of colors; maintenance-free; transferrable warranty	
Maintenance-free aluminum fascia, seamless gutter, and downspouts. Vinyl Soffit.	
Decorative gable end vents, color coordinated. Round or rectangular - defined by plan	
Vinyl Sliding Glass Patio Door Double Glazed, Low E, tempered glass (some models)	
Stone veneer front accents (many models)	
Vinyl porch posts and railing (many models)	
Color coordinated exterior lightboxes	
Deadbolt locks on all exterior doors	

INTERIOR	ENERGY SAVING FEATURES
Drywall – ½” drywall throughout with ½” high-strength drywall on ceiling truss area of home, glued and screwed (minimal perimeter nailing required).	<b>High-efficiency heat pump with Two Stage Gas Furnace - heating and cooling system</b>
½” drywall on common wall between house & garage. ½” drywall on ceiling of garage, taped with one coat of mud when no living space above. ½” drywall on all walls & 5/8” fire-rated drywall on ceiling of garage if living space/potential living space above on standard plan; taped, one coat mud	Insulation: R-50 blown attic insulation, R-21 exterior wall insulation
Colonial 6-panel Masonite interior doors	Pressure treated 2” x 10” insulated sill plate
Colonial 6-panel Masonite bi-fold closet doors with wood jamb and casing	Thermal integrity caulking and sealing package
Vinyl-covered steel closet shelving with clothes bar	Smoothstar fiberglass insulated exterior doors (Customer to paint.)
Color choice for door locksets and hinges	Steel fire-rated door between house/garage
Custom Partial Paint/Stain package	Switches and receptacles on exterior walls gasketed
Interior walls/ceilings of home 2 coats washable flat paint by Sherwin Williams	
Dale Wolfe custom kitchen cabinets – choice of oak, maple or hickory. Choice of door styles. Oak, maple, or hickory vanity cabinet. Choice of framed or frameless, polished-edge mirror. (Medicine cabinet option available upon request.)	<b>GENERAL</b>
Choice of cabinet hardware	<b>**12-year Structural Defect Warranty for Pennsylvania issued by Independent 3rd party**</b>
Soft-close under mount full-extension drawer glides in kitchen cabinets and bath vanities when drawers are included. (Dovetailed joints.)	One-year warranty on materials and workmanship
Raised overhead kitchen cabinets available with wide crown molding	Automatic 60-day service call after you move in
Granite countertop – several colors and profiles	Automatic one-year service call
Laminate flooring (water-resistant) in foyer, kitchen and breakfast areas	Full-time service staff
Better Quality vinyl floor selections; ¼” Luan underlayment under all vinyl areas	
Carpet over 6 lb. carpet cushion standard; Berber ¼” 8 lb. carpet cushion	<b>MISCELLANEOUS</b>
Maintenance-free cultured marble vanity top with granite-look options	Preliminary drawings at no cost and without a deposit from customer
Wood railing on stairs, many models & Wood windowsills throughout finished area	<b>Site visit with Owner or Construction Manager to confirm sitework costs prior to start of construction</b>

The “Susquehanna” Model Home  
 \*1734 N. Susquehanna Trail  
 Selinsgrove, PA 17870  
 Phone: 570-374-7900  
 \*Not a Mailing Address

Williamsport Sales & Design Center  
 1905 E. Third Street  
 Williamsport, PA 17701  
 Phone: 570-546-5707

The “Mansfield” Model Home  
 303 Gateway Drive  
 Mansfield, PA 16933  
 Phone: 570-662-7900