



# PRAIRIE TOWNHOMES

## STANDARD PACKAGE

### **HARDWARE/SHELVING**

Walk door antique pewter knobs  
Cabinet hardware antique pewter knobs & pulls  
Wire shelving @ all closets

### **MILLWORK**

Oak hollow core doors  
Princeton oak trim  
Colonial rail w/1 1/4" oak spindles (Tahoe Model)

### **HVAC**

90% Efficient direct vent natural gas furnace  
13 S.E.E.R. central A/C  
HRV w/source point draws @ each bath

### **FLOORING**

VCT @ back entry/laundry room  
VCT or standard vinyl @ front entry, dinette, main bath  
Carpet @ great room, hall, & bedrooms

### **PLUMBING**

Stainless steel kitchen sink w/Delta chrome faucet  
Delta chrome lav (520) & tub/shower valves  
Fiberglass shower & tub/shower units  
Gerber water closets  
1" water service / 4" sewer service  
Power vented 40 gal. natural gas H2O heater  
2—frost proof exterior sillcocks  
Ice & water line to refrigerator

### **FOUNDATION**

Poured concrete walls  
Below grade damp proofing  
Drain tile both sides of foundation wall  
Sump basket & sump pump

### **APPLIANCES**

Kenmore black or white appliances to include:  
Top mount refrigerator, electric self cleaning smooth  
range, spacesaver microwave, D/W, 1/2 hp disposal,  
washer & electric dryer.

### **ELECTRICAL**

150 Amp Service  
Direct wire smoke & CO detector w/battery backup  
\$600 lighting allowance  
Cable & phone hook ups @ all bedrooms

### **DRYWALL**

Hand textured ceilings in swirl or fern patterns  
Smooth or knockdown textured walls

### **WINDOWS & DOORS**

Vinylite vinyl single hung windows  
Casement & picture window units  
Steel raised panel garage door  
2—GDO remotes & keyless entry pad  
Steel insulated doors @ front entry/garage to house

### **SHINGLES**

Laminated 30 year asphalt GAF Timberline shingles

### **FRAMING**

9' main floor walls / 8' lower level walls  
2x6 exterior stud walls w/OSB sheathing  
Tyvek house wrap  
I-Joists @ floor w/glued & nailed OSB sub floor  
Manufactured roof trusses  
Timberstrand stringers

### **EXTERIOR FINISH**

Aluminum fascia & soffit  
Vinyl maintenance free siding  
Cultured stone w/cedar columns & beam details  
Perimeter rock, edging, & plant material, sod, trees  
Sprinkler system

### **FIRE SUPPRESSION**

Fire suppression system to code w/ext. light indicator

### **PAINT & STAIN**

All millwork stained, sanded, and finished w/semi  
gloss on site.  
Flat washable latex paint—2 color choices