



Included Quality Features and Amenities

Foundation Features

- 10" poured concrete foundation walls for basement homes
- Concrete floors average 4" thick
- 8" CMU frost wall or 6" poured wall
- Underslab piping for radon with passive radon system

Framing Features

- Pressure treated sill plates with sill sealer
- 3/4" subfloors (glued and nailed)
- Engineered wood floor system
- Wall framing – 16" on center
- Engineered roofing system
- 2" x 4" exterior wall construction in townhomes

Streetscape/Community

- Clubhouse with Entertainment Room, Large Screen TV, and More
- Fitness Center
- Swimming Pools
- Basketball Court
- Tot Lot
- Bark Park and Walking Trails
- Concrete walks and porches
- Public water and sewer services
- 3" asphalt driveways ID2

Exterior Features

- MI Capital 7/8" vinyl windows – low maintenance, tilt, single hung with Low E Glass, internal grills and screens
- MI Capital 7/8" tempered insulated Low-E sliding glass door with screen
- Insulated, raised panel entrance door with brushed nickel, Schlage knob and deadbolt
- 30 year architectural shingles
- Two frost free exterior hose bibs and GFI electrical outlets
- Low maintenance premium exterior trim
- 2 car garages with insulated steel foam core doors with electric openers and remotes
- Concrete patio 10' x 12'
- Pressure treated wood deck 10' x 12' (in homes with a walk out basement)

Energy Saving/Efficiency

- Lennox 93% high efficiency HVAC (13 seer)
- 50-gallon gas hot water heater, AO Smith
- Ventilated soffit and ridge vent
- Insulated to meet or exceed PA energy code
- R-13 in basement framed walls, R-38 blow in insulation in attic, R-19 insulation inside single family homes, R-18 insulation inside townhomes
- Maintenance free seamless aluminum gutters and downspouts
- Foundation wall insulation
- WaterMate moisture and wind resistant house wrap by Dow



**BERKSHIRE
HATHAWAY**
HomeServices

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Designer Interiors

- Raised panel interior doors
- Brass door hardware*
- Cased openings 3 1/4" cased window on first floor
- Easy clean Sherwin Williams semi-gloss paint on kitchen and bathroom walls and all trim
- Pre-wired CAT-5 telephone jacks and cable TV outlets in living room, den, and all bedrooms
- Pre-wired with separate CAT-5 ready for Verizon fiber optic FiOS or Comcast digital connections for internet, phone, and video services
- Schlage interior door knobs, locks, and deadbolts
- Progressive lighting throughout home
- Mohawk or Shaw wall-to-wall carpeting with stain and soil resistant
- No-Wax Mannington vinyl flooring
- Recessed lighting in den and kitchen per design
- Tray ceilings as per plan, with crown moldings
- Solid poplar handrails
- USB outlets in kitchen, study and master bedroom
- Hardwired smoke detectors with battery backup in all bedrooms and on all living levels
- Hardwired carbon monoxide detector with battery backup

Warranty Features

- Manufacturers warranties from names you can trust: Whirlpool, Lennox and Moen – just to name a few
- RWC 10 Year Warranty Program
- Pre-Settlement home orientation meeting to familiarize you with the features and warranty information for your new home

Designer Kitchen Features

- All wood cabinetry
- Whirlpool appliances:
 - Self cleaning gas range/oven with backsplash
 - 5 cycle/5 level power clean dishwasher
 - 1/3 HP food waste disposal
 - Built in microwave
- Water line for icemaker
- Double bowl stainless steel kitchen sink
- Moen pull out faucet
- Recessed lighting per design
- Island per plan
- Low maintenance vinyl floors by Mannington in a variety of styles and colors
- Formica brand high-pressure laminate countertops

Luxurious Bath Features

- Beautiful all wood drawer base vanities (where applicable)
- Moen faucets
- Low maintenance, one-piece molded tub and shower enclosures
- Cultured marble vanity tops
- Low maintenance vinyl floors by Mannington in a variety of styles and colors
- Exhaust fans and lights in all bathrooms

The right is reserved to make changes without notice or obligation.



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