



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
- Basement egress system to exterior, per plan

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

Energy Saving/Efficiency

- 93% high efficient HVAC (13 seer)
- 50-gallon gas hot water heater
- Ventilated soffit and ridge vent
- Insulated to meet or exceed PA energy code
- R-11 in basement framed walls, R-49 blown in insulation in attic, R-21 insulation inside homes
- Maintenance free seamless aluminum gutters and downspouts
- Foundation wall insulation
- WaterMate moisture and wind resistant house wrap by Dow

Streetscape/Community

- Generous lot sizes
- Concrete walks and porches
- Underground utilities
- Public water and sewer services
- Natural Gas
- 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
- Low maintenance premium vinyl exterior siding & window shutters
- Quality stone accents
- 2 car garages with insulated steel foam core doors
- Concrete patio 8' x 10'

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Designer Interiors

- Raised six panel interior doors
- Brushed nickel door hardware
- 5 1/4" baseboard molding throughout
- Easy clean Sherwin Williams semi-gloss paint on kitchen and bathroom walls and all trim
- Sherwin Williams flat latex on all other walls & ceilings
- Pre-wired telephone jacks in living room, kitchen, den and master bedroom
- Pre-wired CAT-5 and cable TV outlets in living room, den and master bedroom
- Schlage interior door knobs, locks, and deadbolts
- Progressive lighting throughout home
- Mohawk wall-to-wall carpeting with stain and soil resistant
- No-Wax Armstrong Flex Plus vinyl flooring in foyer, kitchen, baths and utility rooms
- 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, Rheem 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
- Richmar Superior Service Policy

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
- Formica brand high-pressure laminate countertops

Luxurious Bath Features

- Beautiful all wood drawer base vanities
- Moen faucets
- Low maintenance, one-piece molded tub and shower enclosures
- Cultured marble vanity tops
- Exhaust fans and lights in all bathrooms

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



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