

Journey Homes

PARK AVENUE STANDARD SPECIFICATIONS

Energy Engineered Features

- 80% Efficient Gas Furnace
- 40 Gallon Hot Water Heater
- R-38 Attic Insulation
- R-13 Wall Insulation
- Dupont Tyvek Home Wrap for Increased Comfort & Energy Savings

Safety Features

- Smoke Alarms Hardwired with Battery Backup
- Ground Fault Circuit Interrupter [GFCI] Receptacles
- ARC Fault Protection in all Bedrooms
- Egress Windows in Basement

Interior Features

- Unfinished Basement [per plan]
- Choice of Pre-Designed Lighting Packages, Including Ceiling Fan
- Vinyl Flooring in Kitchen, Baths and Main Floor Laundry
- Painted Six Panel White Doors
- Knockdown Textured Ceilings and Walls
- 5 Year Warranted Carpet with Pad
- Ceiling Lights Wired in All Bedrooms
- Ceiling Fan in Living Room
- Two Pre-Wires for Cable TV & Telephone-Upstairs
- One Pre-Wire for Cable TV & Telephone-Lower Level
- Electronic Programmable Thermostat
- Bullnose Corners
- Vaulted Ceilings
- Painted Interior Trim
- Glass Shower doors [per plan]
- Kitchen Island [per plan]

Construction Features

- 2 x 4 x 16 OC Framing
- Engineered Floor Joists

- ¾ T&G Floor Decking
- 7/16 OSB and/or R board Exterior Wall and Roof
- 1/8 Underlayment in Kitchen, Baths, and Main Floor Laundry

Kitchen Features

- Oak or Birch Merillat Cabinetry
- Stainless sink with Sprayer
- Refrigerator Space Plumbed for Ice Maker
- Smooth Top Electric Range with Self-Cleaning Oven
- Dishwasher
- Garbage Disposal

Bathroom Features

- Oak or Birch Merillat Cabinetry
- Full Width Vanity Mirrors
- Fiberglass Bathtub/Shower Unit

Exterior Features

- Concrete Drive, Walks, and Curb
- Concrete 10 x 10 Patio [per plan]
- Cultivated Stone Front
- 30 Year Heritage II Dimensional Roof Shingles
- Front and Back Frost Free Hose Bibs
- Front and Back Weatherproof Electrical Outlets
- Maintenance-Free Low-E Vinyl Windows
- 2-Car Attached Garage
- 16 Gauge Steel Overhead Garage Door
- Garage Service Door
- Pre-Wired for Automatic Garage Door Opener
- Front Door Entrance Light
- Two Garage Coach Lights
- Front Porch [per plan]

All materials & standard specifications are subject to change without notice at builder's discretion.