



## TIMBER RIDGE STANDARD SPECIFICATIONS

### Energy Engineered Features

- 80% Efficient Gas Furnace
- 40 Gallon Hot Water Heater
- R-30 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 ½" Pad
- Ceiling Lights Wired in All Bedrooms
- Ceiling Fan in Living Room
- Three Pre-Wires for Cable TV
- Three Pre-Wires for Telephone
- Bullnose Corners
- Vaulted Ceilings
- Shower glass doors on (1900,1692,2030 & 1401 models)

### Construction Features

- 2 x 4 x 16 OC Framing
- Engineered Floor Joists
- 3/4 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 Maple Cabinetry
- Oak or Maple Self Edge Laminate Countertops
- Stainless Steel Double Sink with Sprayer
- Refrigerator Space Plumbed for Ice Maker
- Smooth Top Electric Range with Self-Cleaning Oven
- Dishwasher
- Garbage Disposal
- Tile Backsplash

### Bathroom Features

- Oak or Maple Cabinetry
- Oak or Maple Self Edge Laminate Countertops
- Full Width Vanity Mirrors
- Tile Backsplash
- One Piece 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 Vinyl Windows with Decorative Grids on Street Side Elevation
- Painted 2-Car Attached Garage, Dry walled & tapped
- 16' Steel Overhead Garage Door
- Garage Service Door [per plan]
- Pre-Wired for Automatic Garage Door Opener
- Front Door Entrance Light
- Two Garage Coach Lights
- Front Porch [per plan]
- Front Yard Landscape/Sprinkler

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