

Severn Landing II

Standard Features

DRIVEWAY & SITE

Compacted 4" Stone Base w/2" Asphalt
Asphalt Parking Pad (20 x 20 approx.)
Concrete 42" Sidewalk from Garage to Front Door
Clear Construction Area – 30" perimeter approx.
Final Grade for Drainage
Seed & Stabilize Disturbed Areas

FOUNDATION

Footing & Walls Poured Concrete
Drain Tile & Sump Pump per Bldg Code
Basement Ceiling approx. 7'8"
Basement Exit w/Stairs if necessary
Poly Tar Sealed below grade
Termite Pre-Treatment
Stone Watercourse on Front
Concrete Front Porch & Steps
Foundation Wall Sill Sealer

CONSTRUCTION

2x6 Exterior & 2x4 Interior Walls
Engineered Floor Joists, Beams & Trusses
7/16" OSB Sheathing & 3/4" OSB Sub-Floor
9' 1st Floor & 8' 2nd Floor Ceilings
Caulk & Foam House Framing, Tyvek House Wrap
R-49 Blown in Attic & R-30 in Overhangs
R-21 in Walls Exterior, R-11 Basement Walls

EXTERIOR

30 yr Architectural CertainTeed Roof Shingles
Beaded Vinyl Siding & Shutters per plan
6" Aluminum Gutters & 3x4 Downspouts
Andersen Silverline Double Hung Tilt Windows
Thermatru Fiberglass Smoothstar Front Door
With Sidelites and Transom
Aluminum Insulated Garage Door w Openers

INTERIOR

Pine Closed Oak Tread w/ Painted Risers – Main Floor
Oak Stair Rails & Painted Balusters
Lever Door Handles
Vented Closet Shelving
Prefinished Hardwood in Foyer, Powder Room
& Kitchen (per plan)
Ceramic Tile in all Baths, Mud Room & Laundry

PLUMBING

Flow-Guard Gold CPVC Water Supply Lines
3 Piece Rough-in Basement
Fiberglass Tub and Shower Units
Moen Brushed Nickel Fixtures
75 Gallon Electric Hot Water Heater
Separate Tile Shower & Soaking Tub in Master Bath
2 Exterior Hose Bibs
Sprinklers have Flushed Concealed Heads
1st stage water treatment and 3/4 hp well pump

ELECTRIC (Outlets & Switches per Bldg Code)

400 AMP Service
Structured Wiring Package (includes 3 Cat5e jacks
& 3 RG6 Coaxial jacks)
Security System Prewire (monitoring extra)
12 Recessed Lights (Bulkheads in Baths)
GFI in Baths, Kitchens & Utility Areas
3 Ceiling Fan Prewires
2 Exterior GFI Outlets
2 Sets of Flood Lights (Front & Rear)
Entry Lights at all Exits
One Switched outlet per Bedroom

TRIM PACKAGE

5.25" Base Moulding
3.25" Window Casing w/Sill & Door Casing
Crown Moulding & Chair Rail in select Rooms
Masonite Paneled Doors

FIREPLACE

40" Direct Vent Gas Fireplace
Marble Surround & Flush Hearth
Choice of Paint Grade Mantel

CABINET & COUNTERTOPS

Century Clearbrook Full Overlay Maple Cabinets
Amerock Door Pulls
Granite Level I
Single or Double under mount Sink

APPLIANCES

GE Stainless Steel Electric Range
GE Stainless Steel Microwave
GE Stainless Steel Dishwasher
GE Stainless Steel Side x Side Refrigerator

WARRANTY

One (1) Year Mechanical & Structural

NOTES

Customer selections done within 30 days of signing contract.
Utilities are installed according to plans.
Builder reserves the right to make changes as necessary for construction.
Prices subject to change without notice.