



7865 Quarterfield Road
Severn, MD 21144

DESIGN ■ BUILD ■ RENOVATE

(410) 987-9771
fax (410) 987-9677

STANDARD FEATURES

Trail Overlook

EXTERIOR FEATURES

Vinyl Siding - D4.5DI Color N/A
- Choice of Color from Builder's Selections
- Cedar Impressions as per Brochure
Color Roofing N/A
- Fiberglass/Asphalt 25 yr 3 Tab Shingles
- 15 lb Felt Paper
- Cobra Roll Vent Ridges as Needed
- Aluminum White Drip Edge
1' Overhangs On Roof
Seamless Aluminum 5" Gutters & Downspout
Vinyl Soffits w/ Aluminum Rakes & Fascia
Craftsman Shutters Per Plan
Square Craftsman Columns with Stone per Brochure
Cultured Stone Veneer per Brochure
Exterior House Wrap Typar
Vinyl Trim & Corners
Tongue & Groove Subflooring, glued & nailed
8' Craftsman Front Door w/ Oil Rub Hardware
Concrete Front Stoop per Plan
Exterior Lighting With Black Finish, Front & Rear of House
Electric GFI Outlets, (1) Front & (1) Rear of House
Hose Bibb - (1) Front & (1) Rear of House
Landscape Package
- Sod Disturbed Area
- (6) Shrubs - Builder's Choice
2 Car Asphalt Driveway & Concrete Lead Walks
(1) Concrete Lead Walk - 36" wide
- From Front Steps to Nearest Driveway Point

CONSTRUCTION / ENERGY FEATURES

Quality Stick Built Construction
2 x 6 Exterior Framing
Engineered Roof Trusses w/ Hurrigan Hangers
Public Water & Sewer
2 Zone Heating And Cooling Goodman Units
- w/ 8 kw Back Up Electric Heat And Smart Fan
Exterior Doors - Craftsman Style
- Plast Pro Pre-Hung Fiberglass Dent Resistant
- (1) Front & (1) Basement
Steel Garage Door with Opener & Key Pad
Vinyl Windows-United Single Hung, Low E Argon Filled
- 2900 Series
- Prairie Style Grill Pattern w/ Half Screens
CPVC Water Supply Lines & PVC Drain Lines
Windows Caulked & Taped
Air Stop Sealant Package
Smoke Detectors w/ Battery Backup
Basement Sump Pump
Sill Sealer @ Top of Foundation Wall for Air
R-49 Blown Attic Insulation
R-21 Exterior Wall Insulation
R-11 Basement Insulation, per Code
55 Gallon Water Heater with Booster Pump
Fire Sprinkler System
Termite Soil Treatment

INTERIOR FEATURES

6" Laminate Flooring Eagle Creek
- Family Room
- Dining Room
- Second Floor Gallery
- Kitchen & Powder Room
Mohawk Top Card Carpet w/ 6# Padding
- All Bedrooms
Stairs- 1st to 2nd Floor, Oak Tread & Riser
Ceramic Tile - 12" x 12"
- Laundry Room
- Hall Bath
- Master Bath Shower Walls Only
2 Panel Smooth Masonite Pre Hung Doors
- Triple Hinge & WM376 Finger Jointed Casing
- 15 Lite Wood Door To Basement
Paint
- Interior Walls - 1 Color Duron Lattice, Flat Sheen
- Ceilings - 1 Color Duron White, Flat Sheen
- Interior Doors & Trim - Duron Gloss White
- Front Ext Door - Inside-White : Outside-Selection Sheet
- All Other Ext Doors - Exposed to Int or Ext - White
- Door Sides Exposed to Unfinished Areas - Unpainted
Ceiling Height
- 1st Floors 9'
- 2nd Floors 9'
Interior Trim - Painted
- Baseboard - WM432EP Finger Jointed Pine
- Door Casing - WM412 Finger Jointed Pine
- Shoe Molding - WM129 - Vinyl or Tile Areas as Needed
Washer & Dryer Hook Ups w/ Outside Vent
Electrical
- 400 amp w/ Circuit Breaker Panel per AACO Code
- Pre-wired for Telephone in Kitchen & Master Bedroom
- Pre-wired for Cable - (4) Jacks
- (1) Door Chime - Front Door Only
- (6) Recessed Lights
- (2) Recessed Light Over Kitchen Island
- (2) Pendant Lights
- wired for Sump Pump
- Exhaust Fans in All Baths
Brushed Nickel Hardware - Door Knobs & Hinges
- All Bedrooms & Bathrooms - Privacy Knobs
- All Interior Doors - Passage Knobs
Brushed Nickel Lighting Pkg - includes Dining Room
Dining Light
Closet Shelving - MDF
- Master Bedroom - Double Hanging
- All Other - Single Hanging
Master Bedroom
- Full Length Mirror Walk in Closet
- Double Doors, Entry and Bath

