



Structural Quality

- Engineered floor "I" joists on first and second floors
- Engineered roof truss system
- PEX plumbing supply lines
- 16" on center studs for load bearing walls
- Engineered construction details
- 10 year structural warranty

Exterior

- Overhangs Std on Front Elevation Only
Side Body Overhangs are an Optional Item
- 25% Level 1 Brick on Front Elevation
- American Dream® vinyl siding
Dark Colors are a premium
- LP SmartTrim® exterior trim and soffit
- 5" seamless gutters with downspouts
- Poured concrete driveway, sidewalks
- Sodded front yard
- Landscape package (2" caliper tree, 6 shrubs)
- Decorative mailbox (matches community)
- Raised panel un-insulated steel garage door
- 1 Frost -proof hose bib
- Silverline® double pane vinyl windows
- IKO® 25 year 3 Tab weathered wood shingles
- Silverline® double pane 5'-0" vinyl sliding door at rear
- Therma Tru® steel insulated front door and garage service door
- Kwikset® exterior door hardware
- Garage unfinished with Garage Door Opener Pre-wire Only
Opener can be added \$390

Bath

- Sterling® Ensemble Garden Tub in Master
- Sterling® Standard Tub in Hall Bath
- Moen® Chateau chrome faucets
- Aristokraft® Sinclair vanity cabinets
- Armstong® vinyl flooring
- Wilsonart® or Formica® No Drip Edge counter tops
- Pedestal sink in powder room (2 story plans)
- Mansfield® water closets
- Towel bars and bath hardware
- Exterior exhaust fans



Interior

- Mohawk® Top Card Carpeting 2 standard colors
 - 3/8" 5lb. carpet pad
 - Armstrong® vinyl flooring
 - JeldWen® six panel interior doors
 - Smooth wall and stomped ceiling
 - Colonial base trim and casing
- Std is drywall wrap window returns, window sills and casing wrap at windows are an optional items*
- Sherwin Williams® interior latex paint (Flat Dover White Walls, Semi gloss White Trim)
 - Kwikset® interior door hardware
 - 2 Cable & 2Phone jacks
 - Standard lighting package
 - 200 AMP electrical service
 - GFI outlets in bath, kitchen, garage
 - Closetmaid® wire shelving in select closets

Kitchen

- Moen® Chateau Chrome faucets
 - Aristokraft® Sinclair cabinets
 - Wilsonart® or Formica® No Drip Edge counter tops
 - Badger® garbage disposal
 - Stainless steel kitchen sink
 - Frigidaire® appliances (Black,White - Range, Dishwasher, OTR recirculating Microwave)
- Exterior Venting for OTR is an optional item*
- Armstrong® vinyl flooring

Energy Efficiency

- Energy Efficient 5 Star Energy Rating, verified by Independent Energy Inspection
- Bryant® 80% gas furnace
- Bryant® 13 SEER central air conditioning
- A.O. Smith® 40 gallon gas water heater
- Total ceiling insulation - R38
- Total exterior insulation - R-15 - living space
- Kraft faced "breathable" vapor barrier
- Silverline® double pane vinyl windows
- Silverline® double pane 5'-0" vinyl sliding door at rear
- Therma Tru® insulated steel doors



BEACON
BUILDERS

Hidden Meadows Quality Standard Features

QSF Valid 5/01/16-6/30/16

Buyer Initials _____

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