



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
- Highland 42 Series® 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
- Armstrong® 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

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BEACON BUILDERS

Litten Estates Quality Standard Features

Interior

- Mohawk® Top Card Carpeting 2 standard colors
- 3/8" 5lb. carpet pad
- Armstrong® vinyl flooring
- JeldWen® six panel interior doors
- Smooth wall and stompced 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

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