



SPECIFICATIONS & AMENITIES

FOUNDATION

- 8' high x 8" thick foundation with brick pattern interior
- Horizon Foundation Finishing System
- Form-a-Drain drain tile system

FRAMING

- 2x6 exterior walls, 16" on center
- Kiln dried SPF dimensional lumber
- Engineered "I" joist floor system - environmentally friendlier and stronger than dimensional lumber
- Engineered wood roof trusses with energy efficient raised heels
- 3/4" Single floor system T&G, glued and nailed

ROOF

- 30 year dimensional fiberglass roof shingle with 15 lb. felt
- 1/2" OSB roof sheathing. All trusses are attached to walls with metal "hurricane" clips.
- Continuous ridge venting on house
- Baked enamel valleys and flashing

INSULATION

- *Foundation insulation from footing to top of foundation
- *Spray foam insulation at box sills
- R-19 batt - exterior walls
- 1" R-5 exterior insulation sheathing
- Tyvek® House Wrap
- R-50 blown - flat ceilings
- R-38 batt - sloped ceilings

WINDOWS & EXTERIOR DOORS

- Andersen 200 series double hung windows
- Wood jambs and casing around all doors and windows
- Flexible flashing weather-guard around all windows and patio doors
- Insulated fiberglass or insulated steel door per plan
- Steel paneled double-sided insulated overhead garage doors
- Electric garage door openers with 2 remote openers and digital entry pad

HVAC

- 92%+ high efficiency furnace
- 13 SEER air conditioning unit
- Honeywell programmable thermostat

PLUMBING

- Copper plumbing for water pipes
- PVC waste pipes, vents and soil stacks
- 50 gallon high efficiency, power vented water heater
- Kohler stainless steel under-mount sink with Coralais polished chrome pull-out sprayer faucet at kitchen
- Kohler Caxton under-mount sinks with Devonshire polished chrome center-set faucets at master bath
- Kohler self-rimming sinks with Coralais polished chrome center-set faucets at main bath
- Kohler Archer series pedestal sink with Devonshire polished chrome center-set faucet and Archer comfort height toilet at powder room
- Kohler toilets with elongated bowls
- Kohler whirlpool tub, when noted on plan
- Custom ceramic tile shower, when noted on plan
- Fiberglass tub/shower enclosures, per plan
- Swinging or sliding shower door in buyer's choice of chrome or gold-tone with obscure glass per plan
- Utility sink with cabinet and countertop (if shown) and washer box included in utility room
- Waterline to refrigerator
- Shut-offs included at all fixtures
- 2 hose bibb connections
- Submersible sump pump in sealed sump crock

ELECTRICAL

- 200 amp electrical service
- Recessed lights per plan
- Under-cabinet lighting per plan
- Generous lighting allowance
- Decora light switches throughout
- Switched outlets as well as switched overhead fan/light included in each bedroom
- All basement lights are switched
- 80 cfm exhaust fans in all baths, vented to the exterior
- *110 cfm Ultra-Quiet exhaust fan vented outside with Humidistat control in main bath
- Smoke detectors hard wired with battery back-up on all levels and in all bedrooms
- *Combination smoke/carbon monoxide detector hard wired with battery back up on all levels with bedrooms
- 5 telephone jacks
- 5 cable jacks
- Door chime
- 2 exterior ground fault protected outlets

FIREPLACE

- Energy efficient 42" direct vent fireplace (adjustable flame control)
- Crown mantel with manufactured brick / stone to mantel height and flush stone hearth

DRYWALL

- Knockdown finish with rounded corners
- 6 mil poly vapor barrier
- Buyer's choice of up to 3 colors of interior paint

FINISH FLOORING

- Carpeting available in various styles with 6 lb. pad
- Full ¾" T&G, site finished wood floors, buyer's choice of maple, birch, oak or hickory, per plan
- Ceramic tile floors at master bath and main bath

CLOSETS

- Manufactured Closet shelving in all closets

MILLWORK & INTERIOR DOORS

- Wide 4 1/4" Maple Base and 3 1/4" Maple Casing
- Six panel pine interior doors
- Double swing doors on closets (where appropriate)
- All interior woodwork, staining and finishing

HARDWARE

- Schlage door handles with lifetime guarantee
- Exterior lockset with deadbolt lock on front door
- Cabinet pulls included for all cabinets
- Towel bars and tissue holders included in each bath
- Deadbolt at fire door

CABINETS & COUNTERTOPS

- Merillat Classic Deluxe cabinets in Maple, Cherry, Hickory or Oak
 - Dovetail drawer construction
 - Under-mount drawer glides
 - Full extension drawers
 - Pull out shelves included in most lower cabinets (where possible)
- Adult height vanities at master bathroom
- Granite countertops in kitchen
- HanStone countertops in master bath
- Laminate countertops in main bath and laundry room

MIRRORS

- Plate glass mirrors above all vanities and dressing areas (when noted on plan)

APPLIANCES

- Whirlpool built-in microwave oven vented to exterior in choice of Biscuit, White or Black
- Whirlpool dishwasher in choice of Biscuit, White or Black
- ½ HP Badger garbage disposal
- Gas or electric connection at all appliances

EXTERIOR

- Hardi-Plank cement board siding
- Pre-primed cedar soffit and fascia per plan
- Manufactured stone or brick included as per plan
- Final exterior painting (including caulk) per buyer's color selection
- Mirteck window surroundings and corner boards

SITE MAINTENANCE

- Final clean up of interior, including window cleaning
- Construction site clean up
- Dumpster and temporary toilet on site

*These specifications are standard with Energy Star Certification.

Every J. Anthony Home is Energy Star Certified.



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