

Standard Features at *Manchester Farms*

Exterior Features

- ✓ Low Maintenance Vinyl Siding
- ✓ Low Maintenance Aluminum Gutters & Downspouts
- ✓ Low Maintenance Vinyl Shutters – per plan
- ✓ 25 Year GAF Fiberglass Roofing Shingles
- ✓ Low Maintenance Steel Garage Door(s)
- ✓ Concrete Service Walk and Front Stoop
- ✓ Lawn Installation – Grading & Seeding
- ✓ Landscape Package
- ✓ Outside Hose Bibs (2)
- ✓ Weatherproof Electrical Outlets w/GFI Breaker
- ✓ Doorbell
- ✓ Progress Exterior Lighting Fixtures at all Exit Doors
- ✓ Insulated Fiberglass Front Door with Dead Bolt
- ✓ 2 Car Garage – per plan
- ✓ Asphalt Driveway
- ✓ Community Sidewalks

Kitchen

- ✓ Stainless Steel Double Bowl Sink
- ✓ Designer Oak Cabinetry
- ✓ Formica Countertops in Choice of Colors
- ✓ Mannington No-Wax Vinyl Floor
- ✓ Moen Single Lever Washer-less Faucet
- ✓ GE Dishwasher
- ✓ Garbage Disposal
- ✓ GE Self Clean Electric Range

Bathrooms

- ✓ GFI Circuit Breaker
- ✓ Ceramic Tub Surround
- ✓ Moen Low Flow Shower Heads – Water Saver Fixtures w/ Temperature Pressure Balance Controls
- ✓ Oak Vanities
- ✓ Pedestal Sink in Powder Room
- ✓ Cultured Marble Vanity Tops
- ✓ Mannington No-Wax Vinyl Floors
- ✓ Mirrored Medicine Cabinets in Full Baths
- ✓ Moen Faucets

Construction Design and Energy Features

- ✓ Energy Star Partner
- ✓ Low E Insulated Vinyl Tilt Windows with Screens & Grills
- ✓ Decorator Fiberglass Insulated Entry Doors
- ✓ Trane High-Efficiency Central Air Conditioning & Heating
- ✓ R-13 Exterior Wall Insulation
- ✓ R-3 Exterior Sheathing
- ✓ R-38 Attic Insulation
- ✓ R-30 Insulation in Overhangs
- ✓ Stick Built Construction
- ✓ All Exterior Wall Studs 16” on Center

- ✓ 7/16” OSB Roof Sheathing
- ✓ 3/4” OSB Tongue & Groove Sub-floor
- ✓ Weyerhaeuser TJI Silent Floor System
- ✓ 9/16” Dow SIS+Wall Sheathing
- ✓ Electric Washer/Dryer Hookups with Outside Vent
- ✓ 200 AMP Electrical Service
- ✓ Progress Decorator Lighting Package
- ✓ Oak Interior Hand Rails
- ✓ Smooth Ceilings
- ✓ Colonial Base Moulding
- ✓ Basic Structured Wiring Package
- ✓ Sump Pump
- ✓ Mohawk Carpets
- ✓ Smoke Detectors
- ✓ Electric Water Heater
- ✓ High Efficiency Gas Heat
- ✓ High Efficiency 13 SEER Air Conditioner
- ✓ Public Water & Sewer
- ✓ 9’ First Floor Ceilings – per plan
- ✓ Residential Sprinkler System

Quality Commitment

- ✓ Quality Assurance Program
- ✓ Energy Star Partner
- ✓ Pre-Settlement Inspection
- ✓ 10 Year Structural Warranty
- ✓ Manufacturers’ Warranties
- ✓ Bob Ward Companies Customer Care Program (Follow up Review 90 Days and 11 Months after Settlement)

