

FRAMING

- 2x6 studs @ 16" o.c. exterior walls
- 2x4 studs @ 16" o.c. interior walls
- 3/4" tongue and groove sub-flooring, glued and ring nailed
- 30-year architectural roof shingles
- Continuous ridge and soffit vents
- Ice and water shield eaves & valleys

FOUNDATION

- Full basement
- Concrete walls and footings
- Warranted foundation waterproofing below finish grade
- Perimeter footings drains

INSULATION

- Attic-R-30 Kraft faced insulation
- Exterior walls wrapped with an air infiltration barrier
- Exterior walls R19 fiberglass batts with poly vapor barrier
- Basement ceilings R-19

EXTERIOR FINISH

- Vinyl siding, low maintenance trim
- Windows are Vinyl, Double-Hung Insulated Low-E Glass with integrated grills, tilt-take out sash with full screens
- Vinyl shutters on front
- Maintenance free decks & porches, where applicable
- Insulated fiberglass front door with sidelite
- Two, frost-free water spigots-one in front, one rear
- Patio-10x10 poured concrete with brushed finish

GARAGE

- Two car attached garage
- Automatic garage door opener with remotes
- Overhead Steel Insulated, Raised Panel Door with "Durasafe System" and glass panels
- 4" thick concrete garage floor
- Steel insulated door from garage into home
- Drywall with random roll finish

LANDSCAPE

- Irrigated and hydro seeded yards
- Landscaped home plantings per plan
- Paved driveways and front walks

ELECTRICAL AND LIGHTING

- 100 AMP service
- Two exterior electrical GFI outlets
- Smoke detectors per code
- Recessed lighting per design
- Switched Bedroom closet lights
- Doorbell
- Exterior Light at garage, front and rear sliding glass door
- Pre-wire Three CAT5 phones
- Pre-wire Three RG 6 cables

MECHANICAL

- High Efficiency Lennox Furnance, propane gas fired, forced hot air system
- Central Air Conditioning-Lennox
- 40-gallon propane gas hot water heater
- Washing machine hook up
- Gas dryer hook up, vented to outside
- Metered LP gas with underground tanks
- Municipal Water
- Community shared septic system
- Underground utilities



KITCHEN

- Gourmet Kitchen
- White Thermo foil or Maple Cabinets with raised panel doors
- 30" upper cabinets
- Corner cabinet with lazy susan
- Euro Style Laminate countertops
- Granite option available
- Single bowl stainless steel sink
- Single Lever Chrome Faucet
- Microwave/Range Hood
- Gas Range
- Dishwasher

BATHROOMS

- White fiberglass bathtub or low entry shower, as per design
- Laminate countertop
- 16" Oval china sink
- Pedestal sink in powder room
- Double lever faucets
- Plate glass mirrors and vanity lights
- Exhaust fan
- Vanity cabinet from builder's selection
- Comfort height elongated toilets

INTERIOR FINISH

- 3 1/2" Colonial Baseboard
- 2 1/2" Colonial Window & Door Casing
- Smooth 6 panel interior doors (smooth surface/hollow core)
- 8 Foot ceilings, textured, cathedral where applicable
- Interior walls primed and finished in Benjamin Moore, Linen White, latex flat finish
- Trim and Doors: white latex semi-gloss finish
- Vinyl covered wire shelving in all closets, single row
- Plymouth Passage Knobs

FLOORING

- Sheet vinyl in kitchen, bath and laundry
- Carpet in living, bedroom, loft and stairway areas

ONE YEAR LIMITED BUILDERS WARRANTY

In addition to certain building component warranties provided by material and manufacturer suppliers, Annandale Fields Development LLC provides each initial purchaser with a one-year warranty for its residence. A sales representative will provide the written limited warranty.

BUILDER'S DISCLAIMER

Information contained in Annandale on the River marketing materials is subject to changes, omissions and errors by Annandale Fields Development LLC. Additionally, Annandale on the River reserves the absolute right to modify unit plan layouts, eliminate or substitute any building specification or construction technique with material of equal or greater quality.



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