

STANDARD CONSTRUCTION FEATURES

- Quality Brick on 3 Sides (Except Above Roof Lines)
- 46 Mil. Gauge Vinyl Siding on Remaining of Exterior
- Minimum 7 ½ Roof Pitch
- Enclosed Aluminum Soffit and Fascia
- Seamless Gutters and Buried Downspouts
- Nine Foot Tall Basement Walls with Rock-Faced Egress Windows Providing Ample Daylight and Family Security
- Spacious Lots – 15,000 Square Feet and Up
- Architectural Shingle with 30 Year Warranty
- Oversized Finished Garage
- Sodded Front and Sides, Seeded Rear Yard in Cobblestone Ridge
- Entire Yard Seeded in Hearthstone
- Three Exterior Water Hydrants
- Three Exterior Weatherproof Electrical Outlets
- Steel Insulated Raised Panel Garage Door
- Belt Drive Garage Door Opener with Two Remotes and Keypad
- Nine Foot Tall Main Level Walls
- Wider Baseboard and Trim Throughout Home
- Engineered Wood Floors in Kitchen, Breakfast, Foyer, Powder Room, Hallways of Main Level
- 8 Recessed Cans
- Ceiling Fans Wired in all Bedrooms and Great Room
- Prewired for 10 Communication/TV Locations
- Whole House Security System by Pass Security Systems
- Basement Bath Rough-In
- 12' X 16' Concrete Patio, 1 Personal Concrete Walk
- Brick/Stone Mailbox with Oversized Box
- Cast Iron Address Plate

ALLOWANCES

- \$2500 Lighting/Electrical—including Interior and Exterior Fixtures, Exterior Floodlights, Doorbell (\$3,000 if Finished Basement)
- \$1000 Front Door
- \$3000 Appliance
- \$1000 Closet Shelving
- \$750 Kitchen Backsplash

PLEASE NOTE: All products for home will be ordered through State Construction's vendors. No exceptions unless otherwise noted in sales contract.

FAMILY LIVING AND ENTERTAINMENT AREA

- Upgraded Carpeting with 8 lb Density Pad
- Solid Core Interior Doors – Choice of White or Stained
- Custom Stairwells, Including Metal Balusters with Decorative Knuckles, Wood Tread and Riser Caps, Carpet Runner
- Engineered Wood Floors in Kitchen, Breakfast, Foyer, Powder Room, Hallways of Main Level

- Recessed Decorative Ceiling in Dining Room (Where Applicable)
 - Beautifully Accented with Heavy 6" Crown Molding and Cove Lighting
- Elegant and Functional Fireplaces
 - Gas Direct Vent
 - Electric Blower
 - Custom Surround or Shelf Mantel
 - Tile or Stone Surround up to Mantel Height, No Hearth (unless noted in contract)

KITCHEN

- Custom 36" Painted or Stained Kitchen Cabinets
 - Soft Close Hinges
 - Double Pull-Out Trash Can
 - Two Pull-Out Drawers
 - Crown Molding
- Level 1 Granite Countertops in Kitchen
- Backsplash in Kitchen Area (allowance)
- Granite or Stainless Steel Double Sink
- Choice of Appliances (allowance)
- Choice of Standard Delta Plumbing Fixture
- Ice Maker Hook-Up Supply Line with Shut-Off Valve
- ¾ Horsepower Garbage Disposal

UTILITY ROOM

- Hi-Definition Laminate Countertops (per plan)
- Washer and Dryer Hook-Ups
- Ceramic Tile Floor in Utility Room
- Wall Cabinet Above Washer and Dryer
- Wall Mounted Utility Sink

BEDROOMS, BATHROOMS AND DRESSING AREAS

- Lever or Knob Style Decorative Door Knobs, available in different finishes
- Solid Core Doors, Six Panel Bi-Fold Closet Doors (per plan)
- Recessed Decorative Ceiling in Master Bedroom (per plan)
 - Beautifully Accented with Heavy 6" Crown Molding and Cove Lighting
- Spacious Master Suite Walk-In Closet (per plan)
- Closets with Functional Ventilated Wire Shelving and Hanging Rods (Allowance)
- Cultured Marble Vanity Tops with Integrated Sink in All Bathrooms
- Choice of Cast Acrylic Free Standing or Drop-In Oval or Rectangular Soaking Tub in Master Bath
- Cultured Marble Shower Base and Walls in Master Bath
- Glass Shower Doors with Choice of Trim in Master Bath (if applicable)
- Acrylic Tub/Shower Inserts in all Other Baths (per plan)
- Ceramic Tile Floor in Master Bath
- Upgraded Vinyl Flooring in Rest of Bathrooms
- Choice of Standard Delta Plumbing Fixtures
- Custom Plate Glass Bathroom Mirrors per Plan
- Towel Bar, Tissue Holder and Towel Ring in Each Bath to Match Finish of Plumbing Fixtures

ENERGY SAVING FEATURES

- Dual Zone (where applicable) Gas Forced Air, 93+% Efficiency with a 13 SEER AC Unit; Ducted Cold Air Returns Throughout Entire Home
- Programmable Digital Thermostat on Each HVAC Unit
- 80 Gallon Quick Recovery Water Heater
- Energy Efficient Simonton Windows Include:
 - Low E Glass
 - Tilt-In Sash
 - Single Hung Windows in Ranch Homes
 - Double Hung Windows in Multi-Story Homes
 - Wood Sills and Casing (EXCEPTION: Arched windows wood sills only, no casing)
- 10 Year Warranty Watchdog Basement Waterproofing
- Enviro-Dry Membrane Coating on All Exterior Walls for Reduced Air Infiltration
- Insulation
 - R-38 in Standard and Vaulted Ceilings
 - R-13 in Exterior Walls
 - R-11 in Garage Walls and Ceilings
- Ridge Vent for Attic Ventilation

UNIQUE AT STATE CONSTRUCTION!

Building a new home is an exciting and important endeavor, and State Construction wants the process to be as smooth and enjoyable as possible. That is why we provide each of our clients with access to a secure website with all of the details of their project.

Whether you are at home, at work, on the road, or on vacation, State Construction puts information at your fingertips about your selections, upgrades, financial decisions, questions, documents, photos, and more.