

All of these outstanding designer features are included in your brand new home.

Stylish Exterior Features

- Maintenance Free Vinyl Siding & Soffits & Aluminum Fascia.
- **Lifetime (Limited Warranty) Dimensional Shingle.**
- Garage Side Service Door (per plan).
- Window Grills (Front Windows) & Screens For All Windows.
- Black-Top Driveways & Black-Top Side Garage Door Walkway.
- Concrete Front Side Walks.
- **Hy-Dro Seeded Lawn.* with automatic sprinklers front and side yard**
- Designer Landscaping Package & Lamp Post.
- Maintenance-free, white vinyl Mailbox & Post.

R&M Homes Construction Features

- 2x6 Exterior Walls w/ Fiberboard Sheathing.
- 3/4" Tongue & Grooved OSB Sub-Flooring.
- **Steel Bearing Beams in basement to limit number of posts.**
- Poured Concrete Foundation Wall .
- Perimeter Drainage System In Basement.
- **Framed & Insulated R 13 Exterior Basement Walls floor to ceiling.**
- **Two Car Garage with 16' x 7' or 2-8' x 7' Steel Raised Panel Insulated Overhead Door w/ opener (per door)**
- **Insulated Sanoma Overhead Garage Door w/ Arch Windows**
- 200 AMP. Electrical Service.
- Front & Rear Frost-Free Hose Bibs.
- Front & Rear Exterior Electrical Outlets.
- Ice and water shield on eaves and in valleys.
- Future Proof Conduit
- Well, Septic, propane Gas, Electric, Cable and Phone

Energy Saving Features

- Wind Barrier Exterior House Wrap. (reduces air infiltration)
- **R-21 Fiberglass Exterior Wall Insulation.**
- **R-49 Fiberglass Ceiling Insulation.**
- Continuous Roof Ridge Venting.
- **Premium Series 3000 Low Maintenance, High Efficiency Low-E, Argon filled glass, Vinyl Tilt-In Double Hung Windows w/Screens by Silverline (an Andersen Co.)**
- Pre-Finished Grill Inserts on all Front Windows Between the Glass.
- **Low Maintenance Vinyl Sliding Low-E Glass Patio Door w/ insulated glass and screen by Silverline (an Andersen Company)**
- Fiberglass Insulated Entry Doors.
- **Up to 95% A.F.U.E . High Efficiency Gas Furnace with Humidifier. 14.5 SEER Central Air Conditioning by Adams Heating**
- Programmable Thermostat.
- Water Saver Plumbing Fixtures.
- **50 Gal. Natural Gas Hot Water Heater.**

Chef Style Kitchen Features

- Large Kitchen w/Informal Dining Area.
- Custom Designed kitchen with price level 9 Aristokraft Cabinets. Over 28 different styles to choose from, many in Maple and Cherry.
- **Custom Fit Granite Countertops w/ 4" backsplash. (level 1 pricing)**
- **Ceramic Tile Floor or Prefinished Hardwood.(Per Allowance).**
- Single or Double Bowl Stainless Steel Sink w/ 1/2 hp Garbage Disposal, Vegetable Spray and Satin Nickel faucet.
- Recessed Light Above Kitchen Sink.
- **Self Cleaning Smooth top Electric Range and Energy Star Dishwasher both Stainless Steel.**
- Non-Vented Stainless Steel Microwave/Hood .
- Water Line Shutoff Box for Easy Hook-up to your Refrigerator.
- **Premier Low Maintenance, Low-E Vinyl Casement Window w/ Screens by Silverline (an Andersen Company) (PER PLAN)**

Impressive Interior Features

- Two Story Foyer (Per Plan).
- **Oak Treads on main stairway w/ Wood Railings and Painted spindles (per plan). Enclosed pine tread in basement.**
- Painted 6 Panel Doors w/Colonial Style Trim, Painted w/ Latex Off White Enamel Paint.
- Ceramic Tile or Prefinished Hardwood Flooring Foyer Floor. (Per Allowance)
- 3 1/2" colonial casing first floor.
- **Wide Base Moulding first floor.**
- Colonial Wood Style Trimmed Window Openings
- Smooth Walls & Ceiling Finish, Painted w/Flat Off White Quality Paint.
- Wall to wall Carpeting with prime Urethane Padding.
- Closet Maid Vinyl Shelving.
- Great Quality Lighting Package.
- Hard Wire Smoke Alarm in Bedrooms, Basement, First and Second Floors.
- Four Telephone Cat. 5 Jacks.
- Four Cable TV Locations.
- **9 ft. First floor ceilings**
- Laundry sink per plan
- **Dining Room with Prefinished Hardwood, Crown and Chair Rail**
- **Zero Clearance Gas Fireplace**

Roomy Bathroom Features

- **Master Bath 4 ft Tile Shower (per plan)**
- One Piece Fiberglass Tub/Shower Units.
- Two Piece China Toilets with elongated bowls.
- Satin Nickel Faucet.
- Pressure Balanced Satin Nickel Tub/Shower Controls.
- Easy-Care Aristokraft Vanity.
- Full Width TrimmedVanity Mirror.
- One Piece Cultured Marble Vanity Top or Custom Fit Formica Vanity Top w/Oval China Sink (Per Plan)
- **Ceramic Tile Floor.(Per Allowance)**
- Exhaust & Light Combination.
- Satin Nickel finish towel and paper holders.

Powder Room Features

- Pedestal Sink w/Satin Nickel Faucet.
- Two Piece China Toilet with elongated bowls.
- Oval Mirror.
- **Ceramic Tile Floor.(Per Allowance)**
- Exhaust & Light Combination.
- Satin Nickel finish towel and paper holder.

Peace Of Mind

- **Home & Family Protection PlusSM**
- TBL Exclusive Limited Warranty.
- Start Of Construction And Framing Inspection w/Builders' Representative.
- Pre-Closing Orientation On Your New Home.

*R&M Homes will grade any disturbed areas up to 20' to 25' of rear yard and 15' on each side yard. Any grading beyond these areas, is customer's responsibility. ALL PRICES, SPECIFICATIONS AND OFFERINGS ARE SUBJECT TO CHANGE WITHOUT NOTICE. SPECIFICATIONS WILL BE FINALIZED PRIOR TO CONSTRUCTION. ALL SIZES ARE APPROXIMATE AND ESTIMATES ONLY.

**R&M
Homes**

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