



Standard Features

Phase 4 Sales Release

Kitchen

- Chrome faucet
- General Electric kitchen appliance package (range/oven, microwave, refrigerator/freezer and dishwasher) – black or stainless steel depending on AMI level
- Wood cabinetry
- Laminate or Level 1 Granite countertops and 4" backsplash depending on AMI level
- Vinyl plank or hardwood flooring depending on AMI level
- Stainless steel kitchen sink with 1/2 hp. Badger garbage disposal

Living Room and Dining Room

- Carpet, vinyl plank or hardwood flooring depending on AMI level
- Pre-wire ceiling for fan in living room
- Pre-wire for chandelier in dining room
- Thermostat
- Cat V wiring & cable in living room

Baths

- Adult height vanity cabinets same as kitchen cabinets
- Laminate or Level 1 Granite vanity tops and 4" granite backsplash depending on AMI level
- White vanity sinks
- White toilets
- White tub or shower per plans
- Chrome framed shower door on stand-up showers only
- Chrome plumbing fixtures
- Chrome towel bars, towel rings and toilet paper holders
- Chrome vanity light fixtures
- Tile floor and tub/shower surrounds
- Frameless vanity mirrors

Bedrooms

- Carpet including closets
- Pre-wire ceiling for fan
- Thermostat
- Cat V wiring & cable
- Closets with closet rod and shelf



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Laundry Room

- Side by Side or Stackable washer/dryer per plans
- Tile floor

Garages per Plans

- Sloping garage floor for drainage
- 1 remote per garage bay
- In-floor heat and thermostat
- Garage walls smooth finish (no texture, no paint)
- Cold water spigot in garage or mechanical room

Mechanical systems

- In-floor radiant heat throughout with multiple thermostat-controlled zones
- High efficiency, wall hung natural gas boiler
- 40-gallon or 60-gallon (60-gallon when 3 or more full bathrooms) sidearm hot water storage tank

Interior Features

- In-floor radiant heat
- Chrome door and bath hardware, plumbing fixtures and bathroom light fixtures
- Wood cabinetry with chrome pulls
- Painted trim and doors throughout
- Interior paint one color for all walls and ceilings in finished living areas
- Pre-wire for dining room chandelier
- Pre-wire for ceiling fans in living room and all bedrooms
- Hand textured drywall
- Carpeted stairs
- Solid insulated 1/2 light front door
- LED lights

Exterior Features

- Cementitious, low-maintenance siding
- Rough sawn timber accents
- Architectural asphalt shingle roof
- Rusty corrugated metal accents
- Exterior decks or patios per plans
- Low E windows
- Approved landscape plan to include trees & shrubs
- Parking:

2 Bedroom Townhome	2 Exterior Surface Spaces
3 Bedroom Townhome	1 Garage Space and 1 Exterior Space Behind (Tandem)
Single Family/Duplex	2 Garage Spaces and Driveway



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ADDITIONAL STANDARD FEATURES – 85-95% AMI

Kitchen and Entry Flooring – Vinyl Plank
Living, Dining, Stair, Bedroom and Closet Flooring - Carpet
Laundry Flooring, Bathroom Flooring and Tub/Shower Surrounds - Tile
All Countertops - Laminate
Black Appliances

ADDITIONAL STANDARD FEATURES – 100-115% AMI

Kitchen, Living, Dining and Entry Flooring – Vinyl Plank
Stair, Bedroom and Closet Flooring - Carpet
Laundry Flooring, Bathroom Flooring and Tub/Shower Surrounds - Tile
All Countertops – Group 1 Granite
Black Appliances

ADDITIONAL STANDARD FEATURES – 120% AMI

Kitchen, Living, Dining and Entry Flooring – Engineered Hardwood
Stair, Bedroom and Closet Flooring - Carpet
Laundry Flooring, Bathroom Flooring and Tub/Shower Surrounds - Tile
All Countertops – Group 1 Granite
Stainless Steel Appliances