

STANDARD QUALITY FEATURES

For premium plans: Avalon, Cambridge and LaSalle



Drake Construction Inc, Lic # BC003402

GENERAL CONSTRUCTION

Concrete block foundation
Watchdog exterior waterproofing
Exterior R-15 foundation insulation
Drain tile with sump basket
Kiln dried lumber
Factory engineered roof trusses
Floor trusses and joint construction
¾" Tongue and groove floor sheathing
230 lb. Architectural grade shingles
House Wrap
Maintenance free vinyl siding
Choice of Builders outside colors
Vector HI Pro Windows with fall protection design
Steel insulated entry doors
Thermopane vinyl patio doors
Brick or stone front per plan
Raised panel steel garage doors
Garage door opener with keyless remote
Maintenance-free aluminum soffit and fascia
2 x 6, R-23 exterior walls
R-49 ceiling insulation
¼" Vinyl underlayment
Basement ¾ bath rough-in
Passive radon exhaust system
Sheet rocked basement ceilings per code

KITCHEN

Custom built solid oak or poplar panel cabinet's
Center Island with snack bar overhang & recycling bins
Laminate countertops with boxed backsplash
Walk-in pantry closet
Recessed lighting (per plan)
Laminate flooring
Stainless steel sink with sprayer
Single handle faucet
Garbage disposal
Dishwasher
Space saver microwave, non-vented

BATHS

Custom Built bath vanity
Fiberglass tub and enclosure
White bath fixtures
Single handle faucets
Exhaust fan
Plate glass mirror
Towel bar and tissue holder
No wax vinyl flooring

INTERIOR

Craftsman trim package
3 panel solid core interior doors
Skirt boards
Solid oak or wood and wrought iron railing
Wood capped divider walls
Choice of stain color and 1 interior flat paint color
Hand finished woodwork
Bedroom ceiling lights
Lighting and flooring allowances

UTILITIES

High efficient sealed combustion furnace
50 Gallon electric water heater
80 Gallon electric w/whirlpool tub option
Aquapec water lines
Volume vent Air to Air exchanger
Kitchen range service
Clothes dryer service and venting
Single compartment laundry tray
Carbon monoxide detectors
120 Volt smoke detectors & battery backup
(2) Garage door operator outlets
Doorbell and chimes
(2) Exterior ground fault outlets
(2) Exterior faucets

HOME SITE

Standard 3 car wide asphalt driveway
Concrete front sidewalk
Construction debris hauled away
Machine graded building site
Vinyl address numbers

THE CLOSING

Personal walk through with the builder
Professionally cleaned
List of utility companies
Paint and stain colors furnished
City and mortgage company inspections
Full time service employee
1st Year scheduled customer service
10 Year RWC warranty
Construction specialist realtor

THE BUILDER

Raymond Drake Homes/Drake Construction, Inc. has been building homes since the year 1980. Raymond Drake directs the building process on a personal level. The professional skill of everyone that is associated with the company makes for a pleasant, efficient and enjoyable experience for many years to come!

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| Builder | Date |
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| Buyer | Date |
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