

# Standard Quality Features:

## **GENERAL CONSTRUCTION**

Poured Concrete foundation  
Watchdog exterior waterproofing  
Exterior R-10 foundation insulation  
Drain tile with sump basket  
Kiln dried lumber  
Factory engineered roof trusses  
Floor trusses and joist construction  
¾" Tongue and groove floor sheathing  
Architectural grade shingles  
House Wrap  
Maintenance free vinyl siding  
Choice of Builders outside colors  
Vector HI Pro Windows with fall protection per code  
Steel insulated entry doors  
Thermopane vinyl patio doors  
Brick or stone front per plan  
Raised / Carriage panel steel garage doors  
Garage door opener with keyless remote  
Maintenance-free aluminum soffit and fascia  
2 x 6, R-21 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 (not applicable on all plans)  
LED down lighting (per plan)  
Laminate flooring  
Stainless steel sink with sprayer  
Single handle faucets  
Garbage disposal (Not included with septic system)  
Dishwasher  
Space saver microwave, non-vented  
42" uppers in kitchen (where 9' ceilings are standard only)

## **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  
Black aluminum baluster with wood hand rail  
Wood capped divider walls  
Choice of stain color and 1 interior flat paint color  
Hand finished woodwork  
Bedroom ceiling lights  
Lighting and flooring allowances  
Knockdown ceiling texture

## **UTILITIES**

High efficient sealed combustion furnace  
Central air conditioning - spec'd per floor plan  
50 Gallon electric water heater or OPTIONAL  
75 Gallon gas water heater  
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  
8-10 Phone and cable jacks by electrician  
Insulated hot water lines  
Water softener loop for future softener



Drake Construction Inc, Lic # BC003402

## **HOMESITE**

Standard 3 car wide asphalt driveway (1000 sq ft)  
Concrete front sidewalk  
Construction debris hauled away  
Machine graded building site (not sod ready)  
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  
30 day and 11 month scheduled customer service  
1-2-10 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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Buyer \_\_\_\_\_ date \_\_\_\_\_