

# 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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<b>Builder</b>	<b>Date</b>
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<b>Buyer</b>	<b>Date</b>
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<b>Buyer</b>	<b>Date</b>
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