

# **MALLARD**

Construction Group

## **STANDARD FEATURES**

### **Whitetail Crossing Single Family Homes**

The standard features of our single family homes and are subject to change based on the options and upgrades selected by the Buyer. Seller reserves the right to make changes in the plans and specifications, and to substitute materials of similar or better quality, in its sole discretion at any time without notice to Buyer.

#### **Exterior Home Features**

- Two Car Garages
- Conditioned Crawl Space with exterior access
- Concrete Driveway and Sidewalks
- 7/16" Wall Sheathing w/House Wrap
- Engineered Roof Trusses with 7/16 sheathing and Plywood clips
- 30 Year Tamko ® or equivalent Roof Shingles over 15lb felt paper
- TJI Engineered Floor Trusses with ¾" sheathing glued and nailed
- 9' Ceilings First Floor, 8' Ceilings Second Floor (actual dimensions may vary due to interior finishes)
- 2 x 4 Interior Walls with ½" Drywall
- Maintenance free Certainteed ® Main street Straight Lap Vinyl Siding
- Maintenance free vinyl soffit and aluminum fascia & rakes
- Seamless aluminum gutters & Downspouts
- Vinyl Shutters per plan
- Two Exterior Hose Bibs and Electrical Outlets
- MI Single Hung Tilt in Windows. Low E, Argon Gas Filled with internal grills and half window screen
- Fiberglass smooth entry door
- Backfill, grade and seed disturbed areas around perimeter of house

#### **Community and Energy Efficient Features**

- 2x6 Exterior Walls w/R-26 foam flash & batt insulation. R-11 blanketed insulation in unfinished areas. R-49 insulation installed in the attic space
- Tankless "on-demand" Water Heater
- Gas Cooking
- Public Sewer and Water
- Underground Electric & Gas utilities
- 200 Amp electric breaker service
- CPVC water lines

#### **Interior Features**

- Stain resistant wall-to-wall carpet & Resilient Flooring throughout the home
- 3 ¼" wide Engineered Hardwood in the Foyer
- Ventilated shelving in all closets
- (2) Telephone & (2) Cable Outlets
- (2) Ceiling Fan Prewires, Family Room & Master Bedroom
- Washer/electric dryer hook-up and vent
- Paint Grade 5 ¼ Base Molding, 3 ¼ Door Casing, with Drywall wrapped windows, 2 Panel Interior doors
- Brushed Nickel Door Hardware
- Sherwin Williams Antique White walls and White ceilings
- Kneewalls at Stairs, wall mounted handrail
- Smoke & Carbon Monoxide Detectors per code
- 14 Seer HVAC Heat Pump system with programmable Thermostat

#### **Kitchen and Bath Features**

- Moen ® Kitchen sink faucet and bath fixtures
- Armstrong ® quality cabinets- 42" wall cabinets
- Tier I Granite Kitchen countertops with under mount double bowl sink
- Whirlpool® Dishwasher, Gas Range, Microwave Hood
- White Fiberglass Shower/Tub and Toilets
- 6 x 6 White Tile Shower Walls Hall & Master Bath
- Resilient Flooring Hall Bath, Master Bath and Laundry Room
- Cultured Marble vanity tops

#### **Exterior Home Features**

- 2-10 Homebuyers ® 10- year limited warranty
- Pre-Settlement walk-through inspection
- 6- Month post-settlement warranty inspection
- 12-Month post-settlement warranty inspection
- More than 30 years of uncompromising Quality and Solid Building Experience.

