

# Ogden Heights

## Standard Features

### Construction/Exterior

- ~ Concrete front sidewalk from driveway to front entrance
- ~ Machine graded lot with top soil
- ~ 11-course basement w/10" blocks
- ~ Rebar in basement block walls
- ~ Hi-Performance double hung tilt in windows
- ~ 7/16" OSB sheathing exterior walls
- ~ 7/16" OSB roof sheathing
- ~ 5/8" Advantech T.G. Sturdy-Floor
- ~ 30-year self-sealing architectural roof
- ~ Low maintenance vinyl siding/soffits, brick/stone per plan
- ~ Aluminum gutters & downspouts seamless
- ~ Decorative all steel door
- ~ Driveway-paved binder
- ~ Underground electrical & phone lines

### Interior

- ~ Floating basement floors
- ~ Basement sump pump
- ~ Quality Hem-fir kiln dried lumber
- ~ Drywall, 1/2" throughout, glued, nailed & screwed (walls only)
- ~ 9 ft. 1st floor ceilings
- ~ Knock down ceilings (some)
- ~ 2' x 6' construction
- ~ 220 volt or gas hook-ups for Range
- ~ Laundry hook-ups (choice of gas or electric)
- ~ Choice of wood custom cabinets & vanities
- ~ Formica countertops in kitchen & baths
- ~ Ductless range hood in kitchen
- ~ 36" Gas Fireplace
- ~ Mirrors over vanities
- ~ Rounded corners (some)
- ~ Dull Chrome hardware
- ~ Four (4) 42" High cabinets

### Woodwork & Finishes

- ~ MDF Interior trim painted 3 1/2" trim, 5" base board (1st Flr.)
- ~ Interior doors - 6 panel
- ~ Wood railing system with painted balusters
- ~ Walk-in closets as per plan
- ~ Choice of paint colors - 3 latex flats
- ~ Two (2) coats of flat latex paint on walls and two (2) coats of semi-gloss on trim
- ~ Ventilated metal closet shelving

### Plumbing

- ~ One piece fiberglass tub or shower unit
- ~ Double bowl stainless steel sink
- ~ Single lever faucets
- ~ Single laundry tub or laundry box
- ~ China self-rimming sinks in vanities
- ~ American Standard colored plumbing fixture
- ~ 40-gallon Hot Water Tank (Hi Performance)
- ~ Dishwasher and disposal

### Electrical

- ~ 200 amp electrical service panel with circuit breakers
- ~ Programmable thermostat
- ~ Smoke detectors as per code
- ~ Two (2) exterior GFI protected outlets
- ~ Two (2) first floor cable and phone outlet
- ~ \$1,000 lighting fixture allowance
- ~ Six (6) recessed lights
- ~ Two Ceiling fan/light set-ups
- ~ Gas or Electric Stove & Dryer hook-up

### Energy Package

- ~ Blown cellulose insulation: ceilings r-40 (except cathedral), r-19 all exterior walls, basement as per stated code
- ~ Hi Efficient 90+ forced air furnace
- ~ 40-Gallon Hi performance Hot Water Tank
- ~ Energy Star certified
- ~ Central Air
- ~ Steel insulated doors



### Floor Covering

- ~ 3/4" Hardwoods in Foyer
- ~ Wax free linoleum floors in kitchen, dinette, first floor laundry room, mud room
- ~ Ceramic tile in bathrooms
- ~ All other rooms, including hallway & stairs, wall-to-wall carpet



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