



2/2/2010

CROWN SHORES MANOR STANDARD FEATURES

CONSTRUCTION FEATURES

- * 9Ft Ceilings main floor (8ft on ramblers), 8 Ft @ Bsmnt & 2nd Flr
- * 16" on center 2x6 Wood Stud Construction
- * 1/2" OSB (oriented strand board) Roof Sheathing
- * Double Top Plate Construction and Treated Sills
- * 11 7/8" "Timberstrand" Stair Stringers
- * Dimension lumber , LSL or LVL Headers (per plan & location)
- * "I" Joists Floor Systems at main floor deck w/ timberstrand rim
- * 18" Engineered Floor Trusses at 2nd floor deck or main of splits
- * 16" On Center 2 X 4 Stud Garage Wall Construction
- * Combinstion 6:12 and 9:12 Minimum Roof Pitches
- * Includes all permits and IRC 2006 Code Compliance
- * Builder's Standard Two-Car Garage (22W X 20D most plans)
- * Windwash House Wrap (Tyvek or Similar)
- * 1/2" Bracerite Exterior Wall Sheathing
- * Engineered Roof Trusses
- * 5/4" Particle Board Stair Treads
- * 3/4" OSB T&G Subfloor at carpeted areas
- * 3/4" "Advantec" T&G Subfloor @ Wood, Vinyl & Tile
- * 3 1/2" Poured Concrete Basement Floors
- * 4" Poured Concrete Garage Floors with fibermesh
- * Block Foundations & Concrete Footings
- * DRAINTILE w/ "Cactus Board" Diverter & Sealed Sump Bskt
- * Metal "W" Channel Valley Flashing
- * 7" Raised "Energy" Heel Roof Trusses

EXTERIOR FEATURES

- * Carvedwood2 Vinyl Siding
- * Aluminum Soffiting and Facia
- * Two Deadbolts
- * Partial Brick or Stone Fronts Per Elevation w/ Address Stone
- * Asphalt Driveway, Concrete Sidewalks
- * Storm Shield Ice Protection at Eaves and Valleys
- * Fully Sodded, Irrigated and Landscaped Yard
- * Covered Concrete Front Stoops
- * 30 Year Warranty Architectural Profile Shingles
- * Soffit And Ridge Attic Ventilation
- * 24Ga. Non-Insulated Garage Door R.P. panel
- * Walk-Out Rear Basement Elevation w/ 4'X7' patio
- * Water-Proofing on Basement Block (see below)
- * Insulated Steel Front & Garage Entry Doors

INTERIOR FEATURES

- * \$ 19.00 / Fin Sq.Yd. Installed Flooring Allowance
- * Additional \$500 Floor Allowance on 2-Story Plans
- * Dryer & Range Service (Choice of Gas or Electric)
- * Dryer Venting (up to 175 CFM Allowaed)
- * Oak or Poplar Railing Systems with 1 1/4" Square Spindles
- * Oak or Poplar Stair Skirt Boards
- * Eased-Edge "Mission" Profile Oak or poplar Trim; Base and Casing
- * Veneered Oak or Poplar Window Jambs
- * Princeton & Turned Spindle also Available/Standard in Oak
- * Custom Crafted Oak or Poplar Flat Panel Face Frame Cabinetry
- * Spray Textured Ceilings
- * Knockdown Ceiling texture on Main Floor of 2-Story Plans
- * "Natural" finish for Oak, Builder's Stain Options for Poplar
- * Masonite Hollow Core Interior Passage Doors
- * (4) recessed and pendant install in kitchen @ 2-story plans
- * Fire Rated Gypsum @ Code Required Garage Walls
- * Whole-house Humidifier
- * Installed Passive Radon Mitigation System
- * Schlage Georgian ORB or Brushed Nickel Passage Hardware
- * (2) Sheetrock Racetrack accents (2-story Plans Only)
- * (3) Prewired Phone Jacks
- * (3) Prewireds Cable Jacks ((3) additional on two story plans)
- * Low Voltage Termination Patch Bay Box
- * Fiberglass Shower Bays (per plan)
- * Glass Shower door with Chrome Trim @ showers
- * Fiberglass Bathbays per plan
- * Cultured Marble Vanity Tops
- * 36" High Vanity Mirrors Except @ Pedestal Sinks
- * Stainless Steel Kitchen Sink
- * Delta or Moen Single Lever Bath Vanity Faucets
- * "Boxed" Back Laminate Kitchen Countertops
- * Vinyl Coated Wire Shelving Systems
- * Drop-in Laundry Tub in Wd Cabinet w/ Lam top (most plans)
- * Tech-Ply Underlayment at Vinyl Floors
- * Two Coats Builder's Flat Interior Latex Paint
- * Light Fixture Allowance of \$ 0.65 per Finished Sq.Ft.
- * Builder's Standard 4pc Whirlpool "C" Stainless Steel Kitchen Appl
- * Builder's Standard Garbage Disposal
- * BR111 5/16 Engineered Wood Floor (locations vary per plan)
- * Front Door Upgrade (Varies per plan)

ENERGY/MECHANICAL FEATURES

- * 95%+ Efficient Sealed Combustion Gas Furnace
- * 13 SEER Central Air Conditioning
- * Power Vented 50 Gallon Hot Water Heater
- * Sprayed Foam Rim Insulation R=15 total Rim Rating
- * Balanced, Source Point, Heat Recovering, "Venmar" Mechanical Ventilator (.33 / hr air exchange)
- * Sealed Exterior wall Penetrations & Sill Sealer
- * 2009 Minnesota Energy Code Compliance
- * R=21 Total Exterior Wall Insulation Rating
- * R=46 Total Roof Insulation Rating
- * Loe "E" Argon Filled .30 "U" Vinyl Windows
- * R=6 Total Exterior Foundation Insulation System w/ Spray-on waterproofing, drainboard and Troweled on Grey Polymer Covering at Grade
- * Foamed & Weather taped Window Openings
- * 200 Amp Electric Service

CUSTOMER SERVICE FEATURES

- * Professional Interior Cleaning Prior to Move-In
- * Customer Inspection Prior To Closing and Move-In
- * Construction Debris Removed From Site
- * Full Print Customization Available

Builder Lic: 20356604

Plans, Prices and features subject to change without notice