

Heritage Spring Active Adult Patio Home Community

Standard Features List

1/31/07

Active Adult Features (Universal Design)

- Zero threshold exterior entry from garage
- 36" doorways in all passageways
- Levered door handles throughout home
- Front door: painted, insulated raised panel with levered brushed nickel knob and single cylinder deadbolt with peephole
- 36" high vanity cabinets with white cultured marble bathroom vanity sink tops
- Elongated commodes
- U-shaped cabinet pulls
- Raised height electrical outlets
- Lowered height light switches
- Large digital display thermostats
- Pre wired for security system and/or emergency response system
- Grab bar backing installed behind walls in all bathrooms
- Front controls on range or cook tops

Exterior

- Cement-plank lap siding with brick or stone accents

Walls

- 9' first floor ceiling
- Energy saving house wrap on exterior walls
- 2x4 stud framing, spaced at 16" on exterior and load-bearing walls and 24" on interior non load-bearing walls

Roof System

- Engineered roof trusses with 7/16" OSB sheathing where applicable
- 30 year warranty shingles
- Attic ridge vents and ventilated soffits

Floor Coverings

- No-wax sheet vinyl in kitchen and laundry room
- 12" x 12" ceramic tile in baths
- 25 oz. continuous filament nylon carpet with 1/2" re-bond pad
- Pre-finished oak in foyer

Interior Trim

- 3 1/4" baseboards throughout
- 3'0" hollow core, raised panel doors with 2 1/4" door casing everywhere but pantry, coat and linen closets
- Pre-finished shoe molding at all vinyl and hardwood areas
- Crown molding in entry foyer and living and dining rooms
- Chair rail in dining room
- Direct vent gas fireplace with slate surround and wood mantel

Drywall and Insulation

- Smooth finish
- R-30 insulation over all living areas
- R-13 wall insulation

Paint

- Flat shell white walls, semi-gloss white trim

Heating/Cooling

- Natural gas furnace and 50 gallon gas hot water heater
- 13 SEER air conditioner

Exterior Doors and Windows

- Single hung, double pane insulated vinyl tilt-sash windows

Kitchen

- 42" maple flat panel kitchen cabinets
- Laminate countertops
- General Electric appliances
 - Electric range with smooth cooktop and front controls
 - Dishwasher
 - Microwave
- Garbage Disposal
- Double bowl 8" deep stainless steel sink
- Kitchen faucet with side sprayer
- Ice maker line pre-plumbed at refrigerator space
- Cabinet above refrigerator space
- Kitchen pantry with solid shelving

Bathrooms

- Garden tub and shower in master bathrooms
- 2nd bathroom features shower or tub/shower combination
- Full-size mirror, chrome paper holder, chrome towel bar in both baths
- Exhaust fans on separate switch in all bathrooms
- Tiled walls on shower and tub/shower

Plumbing

- 2 exterior hose bibs (one in front, one in rear)
- Side-by-side washer/dryer connection in utility room

Electrical

- Light fixture package with standard options
- 2 ceiling fan pre-wires with 2 switches to each, one in living room and one in master bedroom
- Wiring package (CAT 5) with 3 phone ports and 3 cable ports
- 2 exterior outlets (located by builder)
- Smoke detectors per code
- Carbon monoxide detector on each level

Closet/Pantry/Laundry Shelving

- 5 ventilated shelves in linen
- 1 ventilated shelf over washer and dryer space
- Ventilating shelves in bedroom and coat closets

Exterior Conditions

- Professionally designed and installed trees, shrubbery and grass
- Front porch
- Gutters and downspouts with splash blocks
- Concrete front walks and driveway
- Exterior light at all exits

Garage (2 car)

- Fully drywalled and primed for painting
- Steel overhead door with opener and 2 remotes
- Deadbolt lock on front door

Public Utilities

- All homes served by Wake Forest public water and sewer
- Electricity provided by Wake Electric
- Natural Gas provided by PSNC Energy