

## STANDARD FEATURES

By Millfield Construction Company

### EXTERIOR FEATURES

Insulated fiberglass front door  
Carriage style insulated garage doors with glass windows\*  
Whisper (belt) drive garage door operators w/2 remotes\*  
30 Year dimensional shingles\*  
Seamless aluminum gutters and downspouts  
Premium Certainteed lifetime warranty vinyl siding\*  
Flexlite and manufactured stone per plan  
Two frostless outside faucets\*  
Two GFI outside receptacles  
140 sq ft brick paver rear patio\*  
Graded, seeded lawn  
Landscaping per plan

### ENERGY EFFICIENCY

High efficiency gas furnace  
Central A/C, 13 SEER  
Digital thermostat  
Vinyl Low-E double hung or casement windows w/screens  
8' tall sliding patio door or hinged glass door per plan  
Fully insulated shell:  
House wrap  
Exterior walls – R21  
Attic/roof – R38  
Party walls – R11  
Insulated walls between garage & house  
Soffit venting and roof ridge vent  
50 gallon direct vent gas water heater  
200 AMP electrical service

### BUILDING STRUCTURE

9' first floor ceilings\*  
Cathedral ceiling in living rooms, per plan  
8' high Superior Wall unfinished basement, per plan  
4" perforated corrugated drain applied to all ext footers  
Passive radon system  
16" OC floor joists  
¾" Tongue & Groove, moisture resistant\* subfloor, nailed and glued  
2'x6' ext. walls, studs at 16" OC w/7/16 structural board  
Engineered Roof Trusses w/OSB Sheathing

### INTERIOR FEATURES

GE appliance package (white or black):  
30", self-cleaning gas range\*  
Built-in non-vent microwave  
Pot-scrubber dishwasher  
½ HP garbage disposal\*  
Ice-maker line\*  
(3) Phone jacks  
(3) Cable TV outlets  
Ceiling fan in living room (Craftmade or equal)\*  
Quiet master bath fan\*  
Recess Lights (6", 10-16 per plan)  
ICI paint, one color, flat on walls/ceiling; semi-gloss on trim.

### INTERIOR FINISH

Painted wood window sills  
2-Panel archtop doors\*  
Schlage brushed nickel, flair handle hardware\*  
Yorktowne (Up to Group 6) oak, maple, cherry, cabinets\*  
Laminate kitchen countertops w/4" backsplash  
One-piece cultured marble vanity tops  
S.S. double-bowl kitchen sink  
Moen chrome plumbing fixtures\*  
Shower door on showers only, chrome/clear  
Chrome towel bar, ring and paper holder per plan  
Progress, brushed nickel light fixtures  
Low maintenance vinyl flooring  
Plush carpet on 6 lb. Pad (Shaw or equal)\*  
Oak hardwood in foyer (Shaw or equal) per plan\*  
Ceramic tile floor (Group A tile) in owners bath\*  
Vinyl white-coated wire rack shelving:  
Clothes closets – Free-slide\*  
Pantry/linen closets – 4 Shelves/9' ceilings; 3 Shelves/8'

### SAFETY FEATURES

Hardwired smoke detectors with battery back-ups in all bedrooms plus one combo carbon monoxide detector per Floor  
GFI outlets in kitchen, bathrooms and garage  
2-hour UL rated firewall between homes, fiberglass insulation both sides\*  
Egress as required by code

\*Millfield Advantage: Features above those normally included by Builders in this category of homes.  
Standard features are subject to change without notice.

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