

Blue Water Homes – Executive Series

Standard Features

Structural Features:

- Stick built construction
- Poured wall foundation w/brick pattern
- 2x6 lumber framed 16” one center (per plan)
- Structural steel support beams
- Engineered roof truss & flooring systems
- ¾” tongue & groove subfloor (glued & nailed)
- 7/16” OSB wood sheathing on exterior walls & roof
- Waterproofing on exterior walls
- Drain tile system to sump pump

Energy Features:

- **Vinyl double hung windows with low e glass, grills & full screens**
- **Insulated sliding glass door in kitchen**
- Copper wiring w/200-amp electrical service
- Water & energy saving low flow shower heads and faucets
- **90% high efficiency, forced air furnace**
- **Dual zone Energy-efficient central air**
- R49 attic/ceiling insulation
- R19 exterior side wall insulation
- R13 basement wall insulation
- 50-gallon hot water heater
- Exterior house wrap & duct sealing insulation
- **Stainless Steel Energy Star Appliance Package**
- Air infiltration package

Exterior & Streetscape Home Features:

- Concrete lead walks
- Professionally designed landscaping with hydro seeded lawns
- **Insulated glass panel front entry door (fiberglass entry door)**
- Coach lighting at front entry & garage
- **30 Year Certainteed architectural roof shingles**
- Premium 5” vinyl siding
- Raised panel vinyl shutters (per plan)
- Aluminum gutters & downspouts

- Two exterior hose bibs (frost free)
- Waterproof GFI outlets front & rear
- Maintenance free soffit & trim
- Underground utilities
- Doorbell

Kitchen:

- **Granite counters & backsplash**
- **42” solid wood maple cabinetry**
- **Hardwood floors throughout kitchen & breakfast areas**
- **Stainless steel side-by-side refrigerator with icemaker & ice/water door dispenser**
- **Stainless steel easy operation dishwasher with “quiet” sound insulation & pot scrubbing features**
- **Stainless steel self-cleaning oven**
- Stainless steel sink
- Garbage disposal & Moen faucet
- GFCI circuit break outlets
- CPVC plumbing supply lines
- Recessed lights in kitchen

Bathroom Features:

- **Granite vanity tops**
- Mirrors with beveled edges
- **Solid maple wood vanities**
- **Ceramic tile flooring**
- Moen faucets, towel bars & toilet paper holders
- Bathroom exhaust fans are vented
- Recessed lighting over tubs & showers
- Elongated toilets & Fiberglass tubs

Interior Features:

- **Hardwood floors in foyer, powder room, living & dining rooms; kitchen & breakfast areas**
- **9’ Ceilings - first floor**
- **42” Gas fireplace w/ marble surround, mantle & accent lighting**
- Stained Oak front staircase with painted risers & carpet runner
- Solid Oak handrails

- **Ceramic floors in 2nd floor laundry area with washer & dryer hook-ups**
- **Upgraded trim package including crown & chair rail moulding**
- **2-piece crown molding in living & dining rooms; foyer & upper hallway**
- **Oversized wood base moldings throughout**
- **Ceiling fans with lights in all bedrooms & family room**
- Six-panel colonial interior doors
- Brushed nickel door handles
- Stain resistant wall to wall carpeting & upgraded padding
- Ventilated pantry & closet shelving
- Cable & phone jacks - 5 cable - one cable per bedroom and in family room, 2 phone - phone jack in kitchen and master bedroom
- Smoke detectors in each bedroom & each level
- Full unfinished basement with 3-piece bath rough-in

Warranties & Quality Assurance

- Pre-settlement demonstration/walk-through
- Warranty service inspections after closing
- Builder’s one-year warranty & 10 year limited structural warranty
- RWC 10 year limited structural warranty
- Registered home builder quality construction throughout

All plans and specifications are subject to change without prior notice. Changes or substitutions in materials or specifications during construction are to be of substantially equivalent quality and value. See sales representative for complete details on standard features, upgraded features and optional items (3-13-17). MHBR #7549

