

Anderson Homes Features List

Distinctive Exterior Features

1. Choice of two or more elevations on Single Family Homes
2. Choice of exterior paint color schemes on Single Family Homes
3. Covered rear patios
4. Pabco premiere fiberglass 30 year shingled roof, w/ ridge venting
5. River rock accents on front
6. Pressure treated framing members with trex composite decking on all decks

Concrete Features

1. Minimum of 18' wide driveway
2. Broom finish exterior concrete
3. 48" wide side walk with broom finish
4. Two 1" PVC sleeves under driveway and walkway for future use

Framing Features

1. 9' high ceilings throughout or 8' ceilings w/vaulted ceiling in great room area (see plan)
2. 2x6 members at 16" O.C., treated sill plates, double top plates
3. Interior framing 2x4 members at 16" O.C., treated sill plates, double top plates
4. Roof framing engineered and approved prefabricated trusses, structural oriented strand board roof sheathing
5. Dormer, soffit and gable venting as required

Plumbing Features

1. Washer/dryer hookup
2. Two exterior hose bibs, one front and one rear
3. Water line to refrigerator
4. 50 gallon water heater
5. Utility room with utility sink
6. Wirsbo pex for all water supply piping

Bath Features

1. Master bath 5' fiberglass shower with obscure glass shower enclosure or 4' shower with separate tub
2. Master bath lavatory with (2) Kohler china sinks, plastic laminate top & tile backsplash, with chrome Moen faucets on 4" centers (See plan)

3. Bath 2 lavatory plastic laminate top & tile backsplash, with chrome or polished brass faucet on 4" centers
4. Kohler elongated toilet bowls, comfort height (white)
5. 22" medicine cabinets at both baths
6. Bevel edged mirror the width of vanity at baths (per plan)
7. Chrome or Polished brass bath bar lights
8. Chrome bath accessories
9. Chrome Grab Bar at Master Bath Shower
10. Moen positemp at Master Bath shower and Bath 2 tub/shower

Kitchen Features

1. Kohler stainless steel 2 compartment 8" deep sink, with Moen one touch chrome "pull out" integra gourmet kitchen faucet
2. Kenmore four burner, glass top, self cleaning electric range
3. Kenmore dishwasher
4. Kenmore Microwave hood, exhaust ducted to outside
5. Insinkerator garbage disposal 3/4 h.p.
6. Plastic laminate countertop w/6" tile backsplash

Electrical Features

1. 200 AMP underground electrical service
2. White decora rocker switches
3. Luminous switches at halls, bedrooms, and baths
4. Dimmer switch for dining room
5. Smoke detectors
6. Four, Cat 5 telephone/computer outlets, three television cable outlets
7. Door chime with lighted push button
8. Weatherproof exterior outlet at front porch and rear patio
9. 110 dedicated outlet in garage for freezer
10. 110 dedicated outlet in garage

Lighting Features

1. Recessed can lights at kitchen, halls, and exterior entry
2. Ceiling mount incandescent fixture at walk-in closet
3. Polished brass/chrome bath bar lights
4. Deco fixture at dining and breakfast nook
5. Ceiling mount florescent fixture at utility

6. Wall mounted patio and porch lights (see plan)

HVAC Features

1. Energy efficient heat pump
2. Electric furnace
3. Honeywell clock thermostat
4. Balancing damper registers in white finish
5. Propane fireplace

Insulation Features

1. Insulated areas to include all conditioned spaces
2. R21 fiberglass batts at exterior walls
3. R 30 fiberglass batts at underfloor
4. R38 blown in insulation at ceiling
5. All exterior openings air sealed

Drywall/Paint Features

1. Light orange peel texture on walls and ceiling, primed before & after texture
2. Rodda paint, pearl lustre paint: on Interior walls
3. Rodda paint, semi gloss on interior doors
4. Rodda paint, solid body exterior paint, 2nd color in front gable
5. Non-textured, fire taped interior wall finish at garage

Window/Sliding Glass Door Features

1. Milgard white vinyl window frames
2. Dual pane clear glass, w/ low-e coating
3. Screens on all operable windows

Doors, Millwork, Hardware Features

1. Interior doors 6'- 8" painted hollow core, Raised panel style
2. Door casings/base (2 ¼" base) "Colonial" style, hemlock pre-stained
3. Interior hardware lever style
4. Entry door Fiberglass insulated 6 panel
5. Exterior hardware entry lockset with deadbolt at utility/garage door
6. Garage door 16' raised panel w/opener, insulated, section door, w/decorative glass in top section
7. Melamine shelving at closets, adjustable for linen

Cabinet Features

1. European style doors and drawers
2. Choice of colors and wood species
3. Adjustable full shelves in base and wall cabinets
4. 32" high vanity cabinets
5. 36" high kitchen base cabinets
6. 36" or 30" upper cabinets (see plan)
7. European concealed hinges and drawer glides
8. Full height pantry cabinets (see plan)

Floor Covering Features

1. Site finished hardwood at foyer
2. Vinyl at utility, bath 2, kitchen and nook
3. Carpet at living, dining, bedrooms, dressing area, halls, and den