

# *The* **PATRIOT**

## **Standard Features**

### CONSTRUCTION FEATURES

- 2x6 Floor Joists -16" O.C.
- 2x6 Exterior Walls -16" O.C.
- Architectural Shingles
- 19/32" OSB T&G Floor Decking
- In-Floor Waste Plumbing
- Kiln Dried Framing Lumber
- 96" Sidewall (Flat Ceiling)
- 20# Roof Load
- House Wrap Under Siding
- Upgraded Exterior (FDS)
- 3/12 Roof Pitch
- Vented Ridge Cap
- Foundation Ready
- Exterior GFI (1)
- Hose Bib(1)
- 2x8 Rough Sawn Fascia

### EXTERIOR FEATURES

- LP Smart Panel Siding w/5/50 year warranty
- 8" Cement Eave Fascia
- 36" Front and Rear Doors
- Continuous Eave Soffit Venting
- Ridge Style Roof Venting
- 4" Window Trim 5/4"
- 8" Eaves

### ENERGY SAVING FEATURES

- Dual Pane Low-E Windows
- R-40 Ceiling Insulation
- R-21 Exterior Wall Insulation
- R-33 Floor Insulation
- Energy Star Rated
- LED Interior Lighting

### INTERIOR FEATURES

- Tape and Texture Drywall T/Out
- Rounded Sheetrock Corners
- Brocade Style Ceiling Finish
- No-Wax Vinyl Flooring (Kit,Dining,Utility,Baths)
- 5# Carpet Pad
- New Wave Carpet 25oz.
- Ceiling Air Returns – Bedrooms
- Baseboard Molding T/Out
- 4 Crown Moulding
- Laminated Counter Tops
- Crescent Edge
- Granite top on Island
- Vented Wardrobe & Linen Shelving
- 2-Panel Interior Doors
- Wood Window Interior Wrap
- Nickel Hardware Throughout
- Entertainment Center (Living Room)
- Mini Blinds T/out 1"

### KITCHEN FEATURES

- Frigidaire 23cu ft Refer (w/Ice & Water)
- Frigidaire Smooth-Top Range
- Frigidaire Micro Rangehood
- Frigidaire Dishwasher
- Stainless Steel Kitchen Sink
- Spring Gooseneck Single Lever Faucet
- Fire Extinguisher Under Sink
- Pendent Lights (2)
- LED Recessed Lights
- Granite Island
- Heavy Duty Drawer Guides
- Tile B-Splash
- Barn Door on Pantry

### SAFETY FEATURES

- Smoke Alarms, Bdrms & Living Areas
- Deadbolts on Front and Rear Doors
- All Copper Wiring
- GFI Receptacle at all Wet Areas
- Porch Lights at each Exterior Entry
- Egress Windows in all Bedrooms

### BATHROOM FEATURES

- 59" Freestanding Tub (M/Bath)
- 48x72 Spa Shower (M/Bath)
- 60" Fiberglass Tub/Shower (G/Bath)
- Adjustable Shower Heads
- China Lavy Sinks
- 4" Laminate B-Splash
- LED Recessed Lights
- Exhaust Fans w/ Light in each Bath
- Elongated Toilets
- Wood Frames Mirrors

### UTILITY FEATURES

- All Electric Appliances
- 200 Amp Electrical Service
- EcoBee T-Stat
- Forced Air Elect Down Flow Furnace
- 40 Gallon Electric Water Heater
- Plumbed/Wire For Washer and Dryer
- Receptacle at Fresh Water Inlet
- Build-In Folding Table
- Shut-Off Valves at Toilets & Sinks
- W/D Overhead Cabinets