

BASE FEATURES

INTERIOR FINISHING DETAIL

- 8 ft ceilings throughout (9 ft optional)
- DALTILE ceramic tile floor in all full bathrooms
- Luxury Vinyl Plank flooring in entry, laundry, powder room, kitchen, & breakfast area
- SHAW carpet w/ 6 lb padding in all other areas
- YALE brushed finished knobs on doors
- Off-white flat paint throughout (one color)
- Ventilated vinyl wire shelving in closets
- Carpeted 1st to 2nd floor staircase
- IDEAL Traditional staircase hand rail w/ white balusters per plan
- JELD-WEN molded raised panel interior doors
- Painted white 3 1/4" base trim and 2 1/4" casing trim w/ painted pine extension jambs on windows

OUTSTANDING KITCHENS

- MARSH cabinets allowance
- Appliance allowance for stainless steel range, dishwasher, microhood, and refrigerator
- Granite countertops w/ subway tile backsplash
- Under mount stainless steel sink
- Chrome DELTA pullout kitchen faucet allowance

ELECTRICAL CONVENIENCES

- Recessed or LED disk lighting in kitchen and 1st floor hallways (most homes)
- Light fixture allowance for balance of home's lighting
- Pre-wire for cable TV in family room, study, and all bedrooms
- Front entry doorbell
- Electronic smoke & CO2 detectors per code
- 200 AMP Square D electrical panel / service

QUALITY CONSTRUCTION

- 8'2" SUPERIOR WALLS Xi foundation system with poured concrete basement and garage floors
- Basement egress BILCO door system
- 2x6 exterior framed walls, 2x10 or 2x12 floor joists
- Grade 2 or better lumber
- Glued engineered wood subfloor sheathing
- OSB exterior wall sheathing w/ air barrier
- PEX homerun plumbing system w/ shutoff manifold
- Drywall throughout w/ tape & three coats of spackle
- Fully drywalled garage w/ coat of tape & spackle

EXTERIOR DETAILS

- TAMKO TITAN architectural shingles
- MASTIC Mill Creek maintenance free vinyl siding
- MI single hung white vinyl windows w/ Low-E double pain glass w/ screens (colors & double hung optional)
- Aluminum fascia, gutters, & downspouts
- THERMA-TRU or JELD-WEN fiberglass front entry door per plan
- CLOPAY raised panel insulated steel garage door(s) w/ openers
- Two exterior hose bibs

LAVISH BATHROOMS

- MARSH vanity allowance
- White cultured marble tops/sinks in all bathrooms
- GERBER Maxwell pedestal sink in powder room
- Chrome DELTA faucets allowance
- GERBER Maxwell toilets in all bathrooms
- AKER one piece gelcoat tubs and showers in all baths
- Chrome DELTA sliding shower doors on 4 ft. showers
- Rectangle mirrors above each sink, oval in powder room

ENERGY FEATURES

- R21 fiberglass batt exterior wall insulation
- R49+ blown in ceiling insulation
- R12.5 basement wall insulation (Superior Walls)
- GOODMAN electric heat pump forced air system w/ central air
- Two zone HVAC system (2 story homes over 2,400 s.f.)
- 50 gallon electric hot water heater
- Fully vented bathroom exhaust fans
- Exterior GFI electric receptacles per code

SITE WORK & UTILITIES

- All necessary excavation for house foundation (excluding excessively large rock removal or hauling in or out of material)
- Modified stone driveway
- Utility connections (type vary per lot - site dependent)

ADDITIONAL SERVICES

- Drafting & home modification services
- Completion and submission of all permit paperwork
- 1-YEAR RWC limited warranty on entire house
- 12-YEAR RWC limited structural warranty

ANY OTHER UPGRADES YOU REQUEST!

Features, offerings, and pricing are subject to change at any time without notice. Contract specifications take precedence. Model homes may not reflect most current features or offerings. Check with an Outlook Construction associate for most current information. 1/10/2023

FOR MORE INFO PLEASE CALL

570-689-7001

WWW.OUTLOOKCONSTRUCTION.COM