

# FINE LINE homes

***The following is a list of some of the Included Features in a home constructed through the HARRISBURG Office. A more detailed Construction Specification Sheet is available upon request.***

## FOUNDATION

- Poured Concrete Walls are strong and sturdy. A Solid Concrete Footer provides stability.
- Potential water problems are addressed with a Rubberized Asphalt Waterproofing. A Footer Drain gives additional protection by not allowing water to collect against the wall. A Vapor Barrier is used between the stone and concrete floor in the Basement.
- An Emergency Exit is provided with the Boman Kemp Window System.
- Radon levels are reduced with a Passive Radon System. Any potentially dangerous gas is vented from below the basement floor through the roof. Installing this system during construction is more cost effective than installing it after construction is completed.

## INTERIOR

- Homes are designed to provide storage and flexibility to meet your changing needs. Some of the plans include Rear Foyer areas that feature an optional Drop Zone with Desk near the door, Bench to remove and store shoes and Lockers to help you organize.
- Walls and Ceilings are painted with two coats of flat paint which is easy to touch-up and available in two colors. Interior Trim and Doors are painted and the Railings stained.



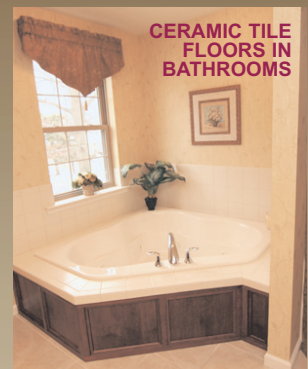
- A kitchen that features Yorktowne Cabinets is a great place to entertain. Select cabinets are bumped up and out to create a custom look. Choose from a wide selection of door designs, stains and wood species including Oak, Maple, Cherry and Hickory.
  - Preferred plumbing products include a 60/40 Stainless Steel Sink with a Moen High-Arc Spout Pullout Faucet ideal for filling large pots; Moen Lavatory Faucet offers elegant timeless appeal; Whirlpool Soaking Tub, some plans, for those important De-Stressing moments.
  - General Electric Appliances include a quiet Dishwasher with cleaning sensor, Self-Cleaning Oven with easy care ceramic glass Cooktop Range and Microwave Oven above the range that frees up countertop space.
- Enhanced Security with the decorative Front Door Handleset and Deadbolt Locks on all exterior doors. A security strike catch plate that wraps around the door frame is a deterrent to someone kicking in the door. Electric Smoke Detectors, located on each level of the home and all Bedrooms, are wired in a series with battery back-up.
  - TV, Phone and Computer location needs are addressed with CAT 5 Phone and RG 6 Coaxial TV Cable Jacks in Kitchen, Family Room, Office and each Bedroom.

# FINE LINE *homes*

- Desired Flooring Package includes Hardwood Floors in the Entry, Powder Room and Kitchen for that important first impression, Durable and stylish Ceramic Tile in Bathrooms, Vinyl in the Laundry and a high grade of Carpet throughout the remainder of the Home.

- Light Fixtures and Door Hardware are available in Nickel, Bronze and Polished Brass finishes to compliment your interior design taste.

- Second Floor Laundry Room, in many plans, makes laundry responsibilities less of a chore for busy families.



## EXTERIOR

- Quality Construction includes 2x6 Wall Studs with Sheathing, Engineered Roof Trusses with Sheathing and Dimensional Shingles with a Limited Lifetime Warranty.

- Low Maintenance is afforded with Vinyl Siding, Aluminum Fascia and Seamless Gutter and Downspouts in an array of colors. Vinyl Porch Posts with Railing, Brick and Stone Accents are included on some plans.

- A Garage Door Opener provides security, convenience and shelter from the weather while opening the Steel Insulated Raised Panel Garage Door.

- Light Fixtures are provided at every door in a Bright Brass, Roman Bronze or Black finish accenting the exterior décor.

- The Front Porch, on many plans, gives protection from the weather as well as a place to relax and entertain.

## ENERGY SAVING FEATURES

- Year round comfort with heating and air conditioning is provided by an Energy Efficient Heat Pump.

- The frame of the home is caulked and sealed with Tyvek House Wrap used to increase the thermal integrity. Blown Fiberglass Insulation achieves an R 49 Value in the ceiling and an R 23 Value in the walls. R 30 Fiberglass Batt Insulation is used to insulate the unconditioned basement space from the conditioned space on the first floor. Hot Water Lines are insulated in the basement.

- Nationally known Simonton Windows and Patio Doors feature energy saving Low E Glass with Argon Gas between the panes.

- Energy Saver Water Heater is enhanced with an extended warranty.

- A more extensive list of Energy and Cost Saving Products is included in our Building Green Brochure.

## GENERAL

- Included Features are applicable to homes on the current Price List for the HARRISBURG Office.

- Customers are valued and treated with respect as a relationship of trust is developed. Fine Line strives to create the Ultimate New Home Experience. Friendly Consultants will guide you through each phase of the Purchase and Construction process.

- Peace of Mind is afforded with a One Year Service Program and the Residential Warranty Corporation Ten Year Limited Warranty.

- To promote safety and health, Fine Line Homes has instituted a Smoke Free Policy in the home during construction for Employees and Sub-Contractors.

- Manufacturers update products due to improved technology. Fine Line Homes reserves the right to change Included Features with products of equal or superior specifications.

- Information is for Illustrative Purposes and not part of any legal Contract.