

## Standard Features presented by Fidelity Wes

### QUALITY INCLUDED FEATURES

#### EXTERIOR FEATURES

- Hardie-Board with 50 year warranty
- Hardie-Board soffits & fascia
- Aluminum gutters & downspouts
- 30 year GAF architectural roof shingles
- Private asphalt driveways
- Maintenance free, energy efficient single-hung vinyl windows
- 6' 8" metal painted six panel front door w/ sidelite
- Insulated sliding glass door to deck
- 6' 8" Fire Proof door to garage
- Schlage® Plymouth front door hardware
- Two car attached garage, insulated, finished & painted
- Clopay Raised panel garage door
- Liftmaster Garage door with openers
- One frost proof exterior faucet in convenient location
- Exterior front and rear decorator lighting
- Basement window wells with escape window
- Professionally designed fully landscaped lot
- Sidewalk to front door and Concrete stoop

#### INTERIOR FEATURES

- 9' FULL unfinished basement (8'8" min)
- 9' first floor ceilings
- 8' second floor ceilings
- 3 1/4" Select or Better solid oak hardwood flooring throughout the entire first floor.
- Wall to wall carpeting in balance of home
- 2 panel or 6 panel, painted interior doors
- Painted 5 1/4" baseboard and 3 1/4" painted door trim
- Drywall window returns
- Stairs carpeted with capped half wall
- Schlage® Plymouth interior hardware
- Convenient 1<sup>st</sup> floor laundry room with hardwood flooring (per plan)
- Large clothes and guest closets (per plan)
- Decorator style light fixture package (per allowance)
- Walk-in lighted closets (per plan)
- Easy-clean wire closet shelving
- 8 recessed can light allowance

#### LUXURIOUS BATHS

- Luxury master bath w/ tiled shower & framed shower door  
Moen®\* faucets in a double vanity with two (2) under-mount sinks
- Jack-n-Jill Bath w/ tub/shower, Moen®\* faucets in a double vanity with two (2) under-mount sinks
- Powder Room has a Vanity with Moen®\* faucet and plate glass mirror

Moen®\* Plumbing Fixtures                      Level 2 Granite  
Sterling by Kohler toilets                      12 x 24 Floor Tile  
\*Plumbing fixtures per allowance\*

#### KITCHEN

- - **GE® Stainless Steel** appliance package:
  - 30" Freestanding gas oven/range
  - Built-in multiple cycle dishwasher,
  - Microwave hood
  - Side by Side refrigerator/freezer
- Level 2 granite countertops
- Double bowl under-mount stainless steel sink
- In-Sinkerator garbage disposal
- **Moen®\*** Chrome kitchen sink faucet w/ pull-out spray
- Furniture finished 42" white shaker cabinetry

#### UTILITIES

- Municipal sewer and private well
- (city water where available)
- 200-amp electrical service
- 13-Seer central air conditioning
- High-efficiency gas forced furnace
- High efficiency 50 gallon hot water heater
- Advanced home wiring telephone / television jacks (2 each included)
- Gas supply and vent hookup for optional dryer
- 1/2" conduit wiring
- Exterior remote water meter readout

#### QUALITY CONSTRUCTION

- 2x6 exterior walls
- Drywall screwed to reduce nail pops and cracks
- Ground fault interrupting protection outlets
- **Tyvek®** or equal house wrap cap nailed for air infiltration barrier
- 3/4" sub flooring to reduce squeaks
- R-21 fiberglass insulation in all exterior walls
- R-49 ceiling attic insulation
- Interconnected smoke and carbon monoxide detectors on each floor and in each bedroom hardwired with battery back-ups

The above features are currently proposed to be included in and specific to your Fidelity Wes home. In the interest of continued improvement and to meet changing market conditions, Fidelity Wes reserves the right to modify maps, floor plans, exteriors, specifications, features and product types without notice or obligations. Please consult Sales Associate for more and current information.

#### POPULAR UPGRADES

Finished basements	
10' First Floor, (9'2 <sup>nd</sup> ) Ceilings	Custom Staircase
Basement Bath Rough In	Dual Zone HVAC
Hot Water Re-Circulating Pump	8' Tall Doors
2 <sup>nd</sup> 50 Gallon Hot Water Heater	Hardwood on 2 <sup>nd</sup> Floor
Sealed, Direct Vent Gas Fireplace	Upgraded Appliances
Larger Molding & Trim Packages	Upgraded Granite
Iron Balusters w/ Oak Handrail	Garage door keypad

