

**STANDARD FEATURES FOR
SINGLE-FAMILY HOMES AND DUPLEXES
MARANATHA VILLAGE
JANUARY 2012**

SQUARE FOOTAGE:

SINGLE FAMILY HOUSES: 1,550 – 1600 sq. ft. + screened porch + Garage

2 BDR. DUPLEX: 1,520 sq. ft. + 162 sq. ft. Screened Porch + Garage

1 BDR. DUPLEX: 905 sq. ft. + Garage

- Poured concrete footing and foundation with rebar
- Vysqueen in crawl space to reduce moisture
- 3/8" gravel in crawl space for cleanliness
- Sub floor system is glued, & nailed to eliminate floor squeaking
- Select structural framing studs for straightness
- Pella casement crank-out double-glazed windows with slim shades between the glass panes (no dusting), screens, retractable hardware, low E glass for energy efficiency.
- Entry and back doors are fiberglass with a wood grain look and feel and finished to look similar to natural wood, but 5 times more energy efficient than wood. The doors are mounted in an energy jam with an adjustable threshold. Door hardware is polished brass with single lever handles.
- Storm doors front and back with self-storing glass.
- Garage doors are steel, insulated, with baked on enamel paint, weather stripping, electric door opener, with remote, and key pad on garage door jam for opening and closing door.
- Exterior is all brick with aluminum soffit and fascia that has baked on enamel paint with guttering to match.
- Roofing is a 245 lb. 30 year fiberglass asphalt dimensional shingle.
- Ceiling height is 8' except where noted on plans and varies from 9' to 10' in some living and kitchen areas. Duplexes are all 8'.

- Wall insulation is fiberglass with an R-value of 13+ (ability to resist heat or cold). 4'X8' X 7/16" Oriented Strand Board Advantech Zip wall system with built in water and wind-resistive barrier. Expanding foam is placed around window and door rough-outs to stop air infiltration. The attic insulation is blown insul-safe with an R-38.
- Concrete driveways are the full width of the garage. Duplex is wider to allow for 2 cars side by side.
- Sidewalks are ramped to the front door (no step) two steps from garage to house and one step from house to the porch.
- Sound proofing & 1 hour firewalls in duplexes.
- Public sewer system
- Natural gas for furnace and hot water heater. (Individual meters for each residence)
- City water (monthly bills paid by Maranatha Village)
- Electric by City Utilities (individual meters)
- Covered screened porch

ELECTRICAL

- Ceiling fans with lights in all bedrooms, living area, and screened porch. Decorative dining light above table.
- Phone and TV connections in all bedrooms and living areas
- Overhead florescent and R-30 can lights in Kitchen, plus under counter strip lighting.
- All closets have lights with switches.

PLUMBING

- Swanstone Kitchen sinks in single family house.
 - Stainless steel Kitchen sinks in duplexes.
- Single lever kitchen and bath faucets
- ½ horse garbage disposal
- Cultured marble showers and tubs with hand held shower on adjustable bar.

- Seat in shower.
- Door on shower in master bath with obscure glass
- No door on tub in shower at hall bath (owner provides shower curtain)
- 2 exterior water faucets
- Hot & Cold water connect in garages (optional)
- Comfort height Toilets are 17" tall (3" higher than standard)
- Stainless steel grab bars are in all showers and by all toilets

MISC.

- Heating and Air conditioning system is high efficiency with digital thermostat control (forced air system)
- All walls are a smooth finish with 2 coats of washable latex paint. The corners have a rounded bull nose finish. The ceilings have a white texture.
- All trim, doors and cabinets are Red Oak with a 6 step stain and lacquer finish.
- Closet and garage shelving is white vinyl coated.
- Door hardware is a lever type – exterior doors have dead bolts.

CABINETS

- Red Oak
- Laminate counter tops and wall splash in Kitchen
- Lazy susans in corners
- Pull-out shelves where possible
- Laundry shelving
- Melamine shelving in single-family house (cleans easily) .

APPLIANCES

- Whirlpool Refrigerator 18 cu. ft. w/ freezer on top & w/ice maker.
- Whirlpool Electric Range w/coil burners and oven w/ time bake.
- Whirlpool Space saver microwave above stove.
- Whirlpool dishwasher
- Amana clothes washer and dryer

BATHS

- Mirrors at vanities
- Double Towel bars, towel rings and robe hooks in baths
- Red Oak Medicine Cabinets
- Cultured Marble vanities, tubs, and showers
- Shower seats (Cultured Marble)

FLOORING

- Bedrooms and living areas – All nylon carpet with 6 lb. density pad.
- Bathrooms, Kitchen, Laundry and Entry - Ceramic tile – in single-family house.
 - Linoleum in Duplexes.
- Hardwood flooring is an option that is available.

YARDS

- All yards are fully landscaped, sod in front and back yards, and have irrigation system
- Mailboxes by front door (Option is a mail slot that falls into garage).
- Lighted house numbers
- Decorative street and yard lights