

# **Howard Homes**

## ***Standard Features List***

### **Quality Assurance**

- \* All local & North Carolina building code compliance
- \* 10 Year home warranty provided by builder
- \* One year builders warranty
- \* Manufacturer's warranty on fixtures, air conditioner and appliances
- \* Termite treatment

### **Exterior Features**

- \* Concrete driveways, 3,000 p.s.i.
- \* Stick built framing with engineered roof system
- \* Continuous ridge ventilated roof system
- \* House wrap on exterior walls
- \* Double pane insulated windows with grill & screens
- \* Vinyl shutters panel or louvered
- \* Metal insulated exterior doors
- \* Steel overhead garage door with glass, automatic opener, keyless pad entry and two remotes
- \* Screen porches included some plans
- \* Low maintenance vinyl siding and soffit
- \* 30 year dimensional fiberglass shingles
- \* Seamless gutters
- \* Generous front landscape package
- \* Rear 12 x 12 concrete patios most plans

### **Electrical Features**

- \* All weather front and rear exterior outlets
- \* Custom interior lighting available
- \* Switched ceiling fan/light prewire in all bedrooms, bonus room, living room, screen porch
- \* 200 amp underground electrical service
- \* Under cabinet lighting available
- \* Telephone and TV connections in bedrooms, kitchen, and bonus room
- \* Exterior floodlight on rear of home
- \* Allowance of 3 ceiling fan installations
- \* 50 Gallon electric water heater
- \* Electric Carrier heat pump

### **Interior Features**

- \* R-13 fiberglass wall insulation
- \* R-38 fiberglass ceiling insulation
- \* Interior hardware – Yale polished brass locks
- \* Single hung windows with screens
- \* Fireplace – non-vented with gas logs
- \* Colonial six panel doors
- \* 2 ¼ door and window casing
- \* 3 ¼ baseboard molding throughout house
- \* Pull down attic stairs (per plan)

### **Kitchen Features**

- \* Custom cabinetry
- \* Double stainless steel sink
- \* Laminate kitchen counter top
- \* Kitchen appliances include range, dishwasher, disposal, microwave
- \* Most plans with pantries
- \* Quality vinyl floor

### **Bathroom Features**

- \* Exhaust fan with exterior venting
- \* Quality vinyl floor
- \* Bathroom accessories include: tissue holder, towel ring holder, 24" towel bar and robe hook
- \* Large vanity mirror
- \* Cultured marble vanity tops
- \* Master bath garden tub per plan
- \* Polished chrome fixtures

### **Bedroom Features**

- \* Spacious closets
- \* Quality padding and carpet
- \* Closet maid type shelving in closets