

Since 1960  
"a perfect place to call HOME"

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5909 Wheelock Road  
Fort Wayne, IN. 46835  
Phone: (260) 755-5999  
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## Classic Features

### Energy Savings

80% Efficiency Gas Furnace  
Cold Air Returns in All Major Rooms  
High Efficiency Central Air Conditioning (13 SEER)  
40 - Gallon High Efficiency Gas Water Heater  
R - 38 Insulation on Flat Ceiling (house)  
R - 19 Exterior Wall Insulation (house)  
Two-Inch Foam Insulation around Perimeter of Slab  
Steel Insulated Raised Panel Garage Door  
Therma-Tru Smooth-Star® Insulated Exterior Entry Doors  
Andersen Series 400 Windows with Low-E insulating glass  
Screens for All Active Windows  
Window, Door & Electrical Foam Package  
Insulated Exterior Window & Door Headers

### Exterior

16' Concrete Driveway to Street – Building Line to Street  
12' x 12' Concrete Patio  
36" Concrete Sidewalk to Front Door  
Two Frost Proof Water Spigots  
Two Weatherproof Electric Receptacles  
Aluminum Soffit Overhangs  
Aluminum Gutters and Surface Drained Downspouts  
30 year, "Shake Look" Style Shingles  
Brick Front & Vinyl Siding Front Elevation (Per Plan)  
Maintenance Free Vinyl Siding on Remaining Elevations  
Fine Grade & Seed Lawn (standard size lot - see allowance)

### Kitchen and Baths

One-Piece Gelcoat Fiberglass Tubs & Showers  
Garden Tub in Master Bath (Per Plan)  
Chrome Shower Door for Each Shower  
Chrome Curtain Rod for Each Tub/Shower Combo  
Dayton (or comparable) Stainless Steel Kitchen Sink  
Delta (or comparable) Single Lever Chrome Faucets  
Thru-out  
Toto (or comparable) Round Front 1.6 Gallon Toilets  
19" Round or Oval Lavatories  
One Exhaust Fan in Each Bath  
Manabloc Water Lines - PVC Drain Lines  
Harlan Custom Cabinetry (Level 2)  
Shelf over Washer & Dryer  
Laminate Counter Tops  
Electric Range  
Dishwasher  
Vent Free Range Hood  
InSinkErator Garbage Disposal  
Ice Maker Line Run to Refrigerator  
Chrome Towel Bars and Paper Holders in Each Bath

**Final Price Subject to Builder Site Inspection**

### Interior

Six Panel Hollow Core Masonite Doors (painted)  
2 1/4" Casings; 3 1/4" Baseboards (painted)  
Spanish Lace Ceilings (house and garage)  
Majestic Fireplace with Ceramic to Mantel Height  
Standard Mantel per Plan  
Brass Hancock Interior Door Hardware  
Brass Hancock Keyed Entry Knob on Front Door  
Privacy Locks on All Bedrooms & Baths  
Cathedral or High Flat Ceilings (Per Plan)  
Two Coats of Paint on All Walls  
Eggshell (Finish) Paint on Walls in Kitchen & Baths  
Standard Floor Covering Allowance  
Closet Concepts Shelving in All Linen, Pantry, & Bedrooms  
(Four shelves in linen & pantry, one shelf & rod in bedrooms)

### Electrical

200 Amp Underground Service  
Ceiling Light in All Bedrooms  
Smoke Detectors per Code  
Wiring for Two Phone Outlets  
Pre-wire for Two TV Outlets  
Electric to All Appliances  
Copper Electrical Wiring  
Standard Lighting & Mirror Allowance

### Garage

Painted & Trimmed With Pegboard on One Exterior Wall  
Painted Spanish Laced Ceiling  
Insulated Walls and Ceiling  
Garage Door Opener w/2 Controls  
24" x 54" Pull Down Stairway to Attic with Light Outlet  
Four Sheets of OSB Flooring in Attic  
Garage Floor Sloped For Drainage

### Framing

2" x 4" Finger Jointed Studs 16" O.C.  
7/16" OSB Exterior Wall Sheathing  
3/4" OSB T&G Floor Sheathing Nailed & Glued  
7/16" OSB Roof Sheathing With Clips  
Top Construction Grade Lumber

### General

In-House Computer Aided Designs  
Professional Interior Designer  
One-Year Full Warranty  
Ten Year Limited Warranty  
City Sidewalks per Building Quote

**Price & Features Subject To Change without Notice**