



Massey Farms Standard Features

EXTERIOR

- **Foundation:** Stem Wall Slab: Brick on front elevation and returns. Block on sides and rear. No parging.
- **Front Door:** Single fiberglass smooth 2-panel or arched top (no glass).
- **Windows:** YKK Single Hung: 4 over clear, 2 over 2, Prairie styles. Color Options: White, Clay, Almond.
- **Siding:** Main: Dutch Lap Siding. Accent: Board & Batten (B&B) ONLY.
- **Shingles:** 30-Year Architectural.
- **Gutters:** 5" Gutters.
- **Screen Porch:** Only if rails are required by code.
- **Landscaping:** Plants and mulch in front of house. Grade and seed.

ECO FEATURES

- **HVAC:** Heil 15 SEER Heat Pump or Equivalent with programmable thermostat.
- **Water Heater:** 50 Gallon Heat Pump Water Heater.
- **Foundation Insulation:** 2" Foam Board.

ELECTRIC

- **Ceiling Fans:** Family Room and Master Bedroom. Prewired in all bedrooms and rear porch.
- **LED Can Lights:** 3-5 in the kitchen only.
- **Flood Lights:** 2 (One on each end of the house).
- **Exterior Receptacles:** Two.
- **Doorbell:** Standard.

INTERIOR

- **Ceilings:** 9' Smooth Downstairs. 8' Smooth Upstairs.
- **Trim Work:** Baseboards: 4 1/4". Casing: 356 (2 1/4"). Stool: 5 1/4".
- **Interior Doors:** 2 Panel OR 5 Panel.
- **Paint:** Sherwin Williams. 1 Color for all walls. White trim, ceilings, and closets. Garage: UNPAINTED.
- **Hardware:** Satin Nickel on doors. Chrome Plumbing.
- **Countertops:** Quartz.
- **Hard Flooring:** Mohawk Kingmire OR Chalet Vista Laminate OR Rivercrest in main living areas.
- **Carpet:** Home Showcase Silver Series with 8# Pound. To be in all bedrooms, closets, stairs, and bonus rooms.
- **Vinyl Flooring:** Armstrong Flexstep Value Plus or Progressions (Options in office). To be in all wet areas except 1/2 bath.
- **Kitchen Backsplash:** Tile.

GARAGE

- **Pedestrian Door:** None.
- **Garage Door:** Carriage with hardware (unless black; no hardware).