

ENCORE HOMES FEATURES

FOUNDATION

- 9' poured concrete walls, brick pattern, steel reinforced
- Watchdog waterproofing
- Drain Tile – Form-A-Drain tile system with sump pump
- Vapor Barrier – under concrete basement floor

FRAME

- Exterior walls – 2" x 6"
- Lumber – quality kiln dried
- Flooring – engineered TJI "I" Joist
- Trusses – engineered roof system with hurricane clip anchors
- Decking – ¾" tongue & groove O.S.B. glued & screwed
- Wall Sheathing – 1" R-5 structural foam insulation
- House Wrap – Tyvar at house & garage

EXTERIOR

- Shingles – 30-year dimensional
- Siding – LP SmartSide
- Gutters/Drain spouts – seamless aluminum
- Soffit/Fascia – LP SmartSide
- Cornerboard & Watertable – LP SmartSide
- Painting & Caulking – painting of exterior siding, trim and front entry door

INSULATION

- Attic – R-50 fiber glass
- Sidewall Insulation – R-19
- Sill Plate – with sill sealer insulation
- Joist Skirt – with R-19 Batt Insulation

- Foundation Walls – R6 Thermax on interior of poured walls with 1" rigid foam board on exterior
- Vapor Barrier – at all exterior walls & ceilings

WINDOWS & EXTERIOR DOORS

- Pella ThermaStar Vinyl Series with low E glass, Argon gas filled, and air space grills (per plan)
- Entry Doors – Peachtree Systems

PLUMBING

- Kitchen Sink – Kohler stainless steel double compartment
- Faucet – Kohler chrome hose and spray
- Toilets – Kohler low consumption
- Tub/Shower – Kohler fiberglass modules
- Faucets – Kohler chrome
- Disposal – ½ horsepower
- Shower Stall at Master Bath – Kohler fiberglass module with opaque glass door and chrome frame (per plan)
- Hose Bibb – (2) frost proof
- Water Line – to refrigerator
- Range Connection – gas piping

ELECTRICAL

- Phone Jacks – per plan
- Cable Jacks – (per plan)
- Electrical Service – 200 Amp/40 Circuit Panel
- Garage Outlet – for garage door opener
- Outdoor Outlets – (2) Waterproof with GFI protection
- Door Chimes – front and rear
- Smoke Detectors – hard wired with battery backup

- Carbon Monoxide Detectors – on all floors
- Range Connection – 220V outlet

HEATING & COOLING

- Water Heater – energy efficient 75-gallon gas power vent
- Gas Furnace – Trane (90% + energy-efficiency) w/ programmable thermostat
- Ventilation – Renewaire Energy Recovery Ventilator (ERV) unit
- Air Cleaner – Trane Clean Effects
- Air Conditioning – Trane 13 Seer

DRYWALL

- Walls & Ceilings – sand finished drywall w/ one coat of Sherman Williams Progreen Low E paint

FLOORING

- Carpet – Shaw over 7/16", 6lb pad
- Vinyl – Mannington Benchmark Collection (per plan)
- Hardwood – ¾" x 2 1/4" Oak (per plan)

CLOSETS

- Master Bedroom – Custom designed shelving and storage
- Closet Shelving – ventilated, vinyl coated with continuous rod & shelf

MILLWORK & INTERIOR DOORS

- Woodwork – site finished oak colonial 2 ¼" casing & 3 ¼" base
- Doors – site finished 6 panel pine

HARDWARE

- Schlage door hardware (lifetime finish and mechanical warranty)
- Towel Bar & Paper Holder chrome flush mount

CABINETS & COUNTERTOPS

- Medallion – Silverline Series or Aristokraft – Select Construction
- Laminated countertops (per plan)
- Built-in Pantry/Cabinets – (per plan)

MIRRORS

- Full length plate glass mirrors

APPLIANCES

- Dishwasher Allowance
- Microwave Hood – vented to exterior

LAUNDRY

- Washer Connection- waterlines, drain and electric
- Dryer Connection – 220 volt outlet, gas piping and exterior vent sleeve

GARAGE

- Attached 2 ½ car
- Garage Doors – 8' Insulated steel raised panel
- Garage Door Opener – ½ horsepower with two remotes and one keyless entry

WARRANTIES & INSPECTIONS

- One year limited warranty
- Manufacturers product warranties

ADDITIONAL ADVANTAGES

- Wisconsin Energy Star Homes Certification Pending
- Professional, experienced sales associates
- Job site cleanup and debris removal
- Option & upgrades available to personalize your home

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