

## Nicholas Homes, Inc. Standard Features

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### Exterior Features

- *Maintenance free vinyl siding on the 2<sup>nd</sup> floor*
- *Maintenance free white Jeld Wen vinyl windows, screens, low E glass and front elevation grids*
- *Premium Architectural shingles*
- *Aluminum gutters and downspouts*
- *Sectional garage doors*
- *Two garage door opener preps (openers not included)*
- *Six panel steel insulated entry doors with side windows per plan*
- *7'10" Poured basement wall height with exterior waterproofing membrane and egress window*
- *16' Wide concrete driveway*
- *Two exterior GFI electrical outlets*
- *Two exterior hose bibs*
- *Four exterior coach light preps*
- *Decorative address stone installed*
- *Inspected finished grading of the lot*

### Kitchen and Bath Features

- *Custom Maple cabinets and vanities, several panels and color selections to choose from, one color selection throughout, standard wall cabinet height is 30 inches*
- *Granite kitchen counter and vanity tops, one color selection throughout*
- *Closet or cabinet pantry in every kitchen per plan*
- *Under Mount double compartment stainless steel sink with waste disposal, white surface mount sinks in all baths*
- *Gas prep for stove*
- *Floor tile and coordinating wall tile installed in Master and Main baths, one color selection throughout with coordinating marble threshold at bathroom doors*
- *Five foot soaking tub with tile deck and separate stall shower in Master Bath per plan*
- *Full width vanity mirrors in all baths*
- *White plumbing fixtures and chrome faucets*
- *Exterior vented exhaust fans in all Baths and Kitchen*

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### On The Interior

- 2 Panel Masonite interior doors painted white
- Painted interior woodwork, pure white throughout
- Choice of interior flat paint color, walls & ceilings one color throughout
- Colonial style handrails and spindles stained to match cabinets or hardwood floor
- First floor laundry (or second floor per plan) with freestanding tub (or washer box per plan), dryer vent and gas prep for dryer
- Prefab gas fireplace with custom wood mantle and ceramic tile face and flush hearth

### Mechanicals

- 90 Plus Energy efficient direct vent furnace with electronic ignition
- Central air installed
- 40 Gallon power vent hot water tank
- Sump pump system
- 150 Amp circuit breaker electrical service
- All bedrooms prepped for overhead ceiling lights
- Builder light fixture and ceiling fan package
- Electronic battery back-up smoke detectors
- Two phone and two cable jacks installed
- Insulation per the 2015 Michigan Residential Code
- Nelson Whole House Energy Seal Package (<http://www.drnelson.com/>)

### For The Floors

- ¾" Subfloors glued, nailed and screwed down
- Prefinished oak hardwood flooring (2-1/4" plank) in Kitchen, Nook, Half Bath, Foyer, main floor Laundry and main floor hallway per plan
- Name brand carpet and six pound padding installed—locations vary per plan, one color selection throughout

All features per Builders standard selections.