

MLM HOMES LLC 2

STANDARD FEATURES

We are committed to tailoring our communities with features that fit the neighborhood. We pay attention to detail to ensure that our packaged features meet your needs specifically. These features are included, but will vary among our other neighborhoods. MLM reserves the right to substitute material of equal or greater quality.

Over 100 Standard Features

Kitchen Features

GE Smooth Cooktop, self-cleaning oven
GE Microwave with turntable and range hood
GE Dishwasher
Stainless steel double bowl sink
Single Level Moen Faucet w/ lifetime warranty
Garbage disposal 1/3 horsepower
Cabinetry from Quality & Woodstar
Planning desk (per plan)
Spacious walk-in pantry (per plan)
Laminated countertops
Center island with electrical outlet (per plan)
No-wax low-care sheet vinyl floor coverings in kitchen, breakfast room and pantry

Master Suite Features

Separate spacious tub & shower enclosure
Soaking tub (per plan)
Marble backsplash & skirt on master tubs
Choice of clear or opaque shower doors
Quality & Woodstar wood vanity cabinets
Moen faucets & bath fixtures, lifetime warranty
Upgraded bath faucets
Double-bowl cultured marble vanity
Full length 42" plate glass mirror above vanity
Spacious walk-in closet
Fixed picture window over bathtub (per plan)
Carpeted or vinyl master bath suite

Interior Features

Wood-burning fireplace with marble & wood mantel surround
No-wax sheet vinyl flooring in laundry room & bathrooms
First-floor laundry w/ electric dryer connection
Staircase and balconies with spindled railing (per plan), choice of white or stained
One-piece fiberglass tub & shower enclosure in hall bath
White 6-Panel colonist doors & trim
Pre-finished hardwood in foyer
Continuous filament nylon carpeting with stain-resistance.
6 lb. Rebond carpet pad
Smooth finish walls, sand swirl ceilings
Skirt boards at all finished stairwells
Vaulted great room ceiling in ranch plans
3-1/4" baseboard
Two coats of paint on interior walls
White outlets & switch plates
Front door chime
Switched ceiling lights in all bedrooms
\$1000 lighting allowance

Energy Features

Silverline windows with 3/4" insulating glass and tilt-in bottom sash
R-38 blown ceiling insulation
R-13 batt wall insulation (R-19 total wall)
Silverline 3/4 thermal insulated glass on all fixed windows
Lennox natural gas furnace. (80% + efficient)
Lennox central air (13-SEER)
Programmable thermostat
Silverline vinyl sliding door in breakfast room
Cold air intakes in all rooms (excludes baths & closets)
Tyvek House Wrap

Exterior Features

Premium low-maintenance vinyl siding, including Dutch lap
Enclosed vinyl soffits & aluminum fascia
Aluminum porch columns (per plan)
Aluminum wrapped garage door frames
Pre-finished aluminum gutters & downspouts
Porch beams wrapped & porch ceilings covered with vinyl
Oversize 2-car front-entry garage (per plan)
Steel overhead garage door
Pease steel insulated exterior doors
Owens Corning fiberglass 20-year roof shingles with full 15# felt underlayment
18' wide concrete driveway, with 6-sack mix & framed with swirl finish
10'x10' concrete patio
Two freeze-proof exterior faucets
Two exterior GFI electrical outlets
Sodded front & side lawns; rear yards seeded & strawed
Louvered or panel style vinyl shutters
Extra-wide sidewalk from front door to driveway
Concrete streets
Attractive roof pitches

Quality Construction Features

7/16" OSB rigid wall sheathing
2x4" exterior walls, 16" on center with kiln dried lumber
1/2" plywood roof sheathing
Drywalled, screwed & nailed
Engineered roof trusses
2x10" floor joists, 16" on center
3/4" tongue & groove Stabledge subfloor glued & nailed, resists, buckling, warping & swelling (50-year limited warranty)
Shut-off valves underneath all sinks
200 amp electrical service with copper wiring
Iron pipe on gas lines
C PVC waterlines
Ground fault outlets per code
Sump bucket with Waterguide drainage system
Full-height 8' pour steel reinforced basements
Personal meeting with job supervisor to assure home is built to your expectations
Personal walk-through with electrician
Personal walk-through with phone/cable installer
Final walk-through prior to closing
10-year coverage from Residential Warranty Corporation (RWC)

Additional Features

Window grids at front
Dual sidelites at front door (per plan)
Exhaust fans in each bathroom
Smoke detectors
Brass lock set with deadbolt on front entry door
Great room window walls (per plan)
Garage door opener outlet
Basement faucet
50-gallon water heater
Prewiring for (3) telephone & (3) cable outlets
Low-maintenance ventilated wire shelving in closets & pantries