

INCLUDED FEATURE - PHASE 2



CONSTRUCTION FEATURES

- Poured Concrete Basement Walls
- Exterior Drain Tile System
- Engineered OSB Roof, Subfloor & Wall Sheathing
- 30 Year Architectural Shingles
- CPVC Water Supply Lines
- Brick Veneer Front First Floor to Grade
- Public Water System & Sewer System
- Builder Pays All Impact Fees

INTERIOR FEATURES

- Full Unfinished Basement (Plan Specific)
- Custom Trim Package in Foyer, Living & Dining Rooms
- 9' Ceilings First Floor
- Six Panel Colonial Doors
- Solid Oak Railings
- Luxury Vinyl Plank Flooring in Foyer, Maintenance Free Vinyl Flooring in Kitchen, Baths & Laundry Rooms. (Plan Specific)
- Quality Wall-to-Wall Carpeting
- Washer & Dryer Hook-ups with Outside Vent
- Front Door Bell Chimes
- Hard Wired Smoke Detectors
- 3 Location Phone Pre-wire
- 3 Location RG-6 Cable Pre-Wire
- 30" Connection Center
- 6' Exterior Slider Door

ENERGY CONSCIOUS FEATURES

- Energy Efficient 14 SEER Heat Pump with Air Conditioning
- 50 Gallon Electric Hot Water Heater w/Mixing Valve
- Air Infiltration Membrane at the Top of all Foundation Walls
- Attic Insulation= R-49 (Per Code)
- Exterior Walls Insulation = R-20 (Per Code)
- Basement Walls Insulation = R-11 (Per Code)
- Overhangs Insulation = R-30 (Per Code)
- Garage Ceilings Insulation = R-19 (Per Code)
- Windows, Door stoops, Bottom Exterior Plates, Wire, Pipe & Mechanical Holes are Caulked or Foamed with Insulation.
- Insulated Fiberglass Exterior Front Door w/ Weather Stripping
- "Marrick" House Wrap
- Efficient Attic Ventilation w/ Ridge Vent
- Low E2 Windows with Argon Gas
- 2" x 6" Exterior Walls
- Energy Efficient Bulbs
- HVAC will have Programmable Thermostats

KITCHEN & BATH FEATURES

- 42" Designer Cabinets at Kitchen & Base Cabinets w/ Roll Out Shelves (Plan Specific)
- Designer Cabinets at all Baths
- Uba Tuba Granite Kitchen Countertops w/ Eased Edge
- Stainless Steel, Double Bowl Sink
- Moen Designer Plumbing Fixtures
- 24.7 Cu Ft Stainless Side by Side Refrigerator
- Stainless 30" Electric Range in Kitchen
- Stainless Range Hood Vented to Exterior
- Stainless Dishwasher
- Garbage Disposal
- Bathroom Cultured Marble Countertops
- Decorative Mirror & Light Fixture
- Owner's Suite Soaking Tub with Separate Tiled Shower (Plan Specific)
- Three Piece Basement Bath Rough-in

EXTERIOR FEATURES

- Maintenance Free Vinyl Dutch Lap Siding
- Maintenance Free Soffits & Fascia
- Sodded Lawns
- Front Lawn Landscaping Package (Plan Specific)
- 36" Poured Concrete Sidewalk
- Concrete Driveway (Asphalt Driveways at All Rear Load Homes)
- Decorative Lighting
- Seamless Gutters and Downspouts
- Painted Foundation to Match Siding
- Maintenance Free, Vinyl Tilt-in Single-Hung Windows with Screens & Grids
- Decorative Features Above Front Elevation Windows (Plan Specific)
- Two Hose Bibs and Two Exterior Electrical Outlets

MARRICK'S DEMONSTRATED COMMITMENT TO CUSTOMER SATISFACTION INCLUDES

- Pre Settlement Walk-Through Inspection
- Exclusive Builders Limited Warranty
- Ten Year Home Buyers Warranty
- One Year Follow-Up Service Appointment
- Individual Community Superintendents
- Marrick's Own Full Time Award Winning Customer Service Division
- Custom Design Center at Model
- Personal Color / Floorplan Coordinator
- Personal Home Site Orientation
- Pre-Drywall Electrical/Low Voltage Orientation
- Celebrating Over 30 Years Building Homes Throughout Southern Maryland

**Construction materials and components continually are updated and subject to change, Marrick Properties reserves the right to make changes in features and Specifications without prior notice or obligation. See your sales representative for additional information.01/27/20*

Purchaser(s) Initials _____ / _____ **Seller's Initials** _____