



# HOMESTEAD SERIES STANDARD FEATURES

## **Interior Features**

- Aristokraft oak cabinets
- Sterling Vikrell bath tubs with ceramic tile surround
- Wall-mounted mirrors over all vanities
- Pedestal sink in half bath
- Pressure balance valves for tub & shower to balance water temperature & prevent scalding
- Chrome faucets with water saving & low maintenance features
- Bath exhaust fans with separate switches
- Wood blocking for curtain rods
- Framing 16" on center including interior walls
- 3/4" engineered sub flooring - glued & nailed for fewer squeaks
- Standard finish light fixtures with energy saving light bulbs
- Double-bowl stainless steel kitchen sink
- Quality name-brand garbage disposal
- Custom made kitchen counter tops
- Electric range, dishwasher, refrigerator, and microhood
- Ice maker water line with shut off valve
- Appliance package including microwave
- CPVC water lines
- 3/4" water lines in & out of hot water tank
- Sump pump in basement with check valve & wash-out plug
- French drain tile inside perimeter of foundation to collect & channel water to sump pump
- 200 Amp electrical service panel
- 1 Phone outlet and 4 Cable outlets (locations per plan)
- Smoke detector on each level of home and all bedrooms
- Carbon monoxide detectors installed per plan
- Pre-wired for garage door opener with ceiling electrical outlet
- Electric hook-ups to range and dryer
- 96% Efficient direct vent gas furnace with programmable thermostat
- 13 SEER air conditioning unit
- Labeled HVAC supply lines with dampers in basements
- 50 gallon electric hot water heater
- 1/2" and 5/8" drywall installed throughout
- Partially drywalled garages
- Engineered floor system (per plan)
- 3 hinges on all doors to prevent warping
- Stanley track closet bi-pass doors
- Nickle or Brass interior door hardware
- Painted interior trim with 6-panel masonite doors
- R-49 attic insulation

## **Exterior Features**

- Vinyl Single-hung Low-E windows
- Thermo-Ply® structural grade sheathing
- Aluminum and vinyl no maintenance trim
- Soffit & ridge vents for maximum attic circulation to prevent moisture build-up
- Engineered truss systems where possible
- Therma Tru steel front entry door
- Exterior coach, porch, and patio lights
- Certainteed seal-down roof shingles installed over roof felt
- Smooth PVC conductor lines from downspouts to curb
- Exterior basement waterproofing system to prohibit water infiltration
- Professionally designed landscape with tree, shrubs, and mulch
- Sod and seed yards (per community requirements)
- Choice of exterior colors (architectural approval required in some areas)
- Remote exterior meters for utilities
- 2 frost-proof exterior water faucets
- 2 weatherproof exterior electrical outlets
- Concrete sidewalks & service walks (sidewalks may vary with subdivision location)
- Asphalt drives
- Mailbox per development standards

## **Warranties & Inspections**

- Regular on-site quality control inspections by experienced Rockford Homes construction and production managers
- All local, city, and municipal code inspections
- Homeowner Orientation with Rockford Homes' construction manager prior to closing
- 20 year structural warranty
- 1 year builder's warranty
- Extensive manufacturer's warranties on components & materials
- Owner's title insurance
- Pre-construction conference
- Closing orientation
- 30 year dry basement guarantee
- 25 year Certainteed roof shingle guarantee

Because we are constantly improving our product, we reserve the right to revise, change and/or substitute product features, dimensions, specification, architectural details and designs without notice.

