

**AVALON EAST & PATRICK FARMS  
STANDARD PLAN SPECIFICATIONS**

- *Ceramic tile in foyer and around fireplace*
- *Vinyl flooring in kitchen/eating, bathrooms, and utility. Carpet in all other areas.*
- *Formica countertops in kitchen*
- *White cultured marble bowls and countertops in bathrooms*
- *Crown molding in foyer, dining, living, kitchen, and master bedroom*
- *Stainless steel sink in kitchen*
- *Delta chrome single lever, crystal ball faucets in bathrooms. Chrome single lever in kitchen.*
- *Two interior paint colors, one interior trim color. Walls are flat paint, trim is semi-gloss.*
- *Recessed lighting in living room, master bedroom, and in master bathroom over whirlpool tub and shower unit.*
- *Fiberglass shower unit in master bathroom and fiberglass tub/shower combo unit in guest bath. (Where applicable, pedestal sink in ½ bath.)*
- *Kenmore appliances including self-cleaning electric range, built-in microwave ventahood, dishwasher, and garbage disposal ( appliances may be black or white)*
- *Garage door opener with two controls*
- *Double pane insulated metal windows*
- *Insulated metal raised panel front entry door*
- *42"x42" obscured glass window in master bath*
- *Painted cabinetry in kitchen and baths*
- *Phone jacks in all bedrooms and kitchen*
- *Cable outlets in all bedrooms and living room*
- *Installation: wiring for ceiling fans in two rooms (not including fans)*
- *All homes are built on 8' exterior plate- ceiling heights in major living areas, where building*

*plans permit, will be extended from 10' -12', depending on plan.*

- Trayed ceiling in master bedroom*
- Guttering is supplied on areas of each home where exterior door exposure is a concern*
- 40 gallon gas water heater*
- Gas central heat and electric air conditioning unit (size will vary per plan)*
- All homes are pre-wired for under-cabinet lighting in kitchen. Fixtures are part of your lighting allowance.*
- Front yards are sodded. This does not include sides or back yard. These are seeded and strawed.*
- Insulation in walls: R-11  
Insulation in ceilings: R-30*
- Engineered foundation with post-tension cables*
- Professional landscaping in front of homes*
- Electric dryer connection (laundry room)*
- Ventless gas fireplace with gas logs*
- Three flood lights installed (Fixtures are from lighting allowance)*
- Three outside water faucets*
- Masonite siding under porches*
- Wallpaper in bathrooms (no border)*

***OPTIONS NOT AVAILABLE THROUGH LANDMARK HOMES:***

- Messy mortar on brickwork*
- Upgrades to plumbing fixtures and faucets other than kitchen faucet and sink  
(Bath faucets are chrome. Brass may be substituted for chrome but at a higher price.)*