

INCLUDED FEATURES



CONSTRUCTION FEATURES

- Poured Concrete Basement Walls
- Exterior Drain Tile System
- Engineered OSB Roof, Subfloor & Wall Sheathing
- TAMKO® Glass-Seal® 20-Year Fiberglass Shingle
- CPVC Water Supply Lines
- Brick or Stone Front Veneer to Grade
- Public Water System & Sewer System
- Builder Pays All Impact Fees

INTERIOR FEATURES

- Full Unfinished Basement (Plan Specific)
- 9' Ceilings First Floor (All other plans)
- Six Panel Colonial Doors
- Solid Oak Railings
- Hardwood 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
- 42" Connection Center
- 6' Exterior Slider Door

KITCHEN & BATH FEATURES

- 42" Designer Cabinets & Base Cabinets w/ Roll Out Shelves (Plan Specific)
- Low Maintenance Laminate Kitchen Countertops
- Stainless Steel, Double Bowl Sink
- Moen Designer Plumbing Fixtures
- 18 Cu. Ft. Frost Free Refrigerator with Icemaker
- 30" Self-Cleaning Range
- Four Cycle Clean Design Dishwasher
- Garbage Disposal
- Bathroom Cultured Marble Countertops
- Decorative Mirror & Light Fixture
- Bronze Lighting (Chrome Lighting in Bathrooms)
- Owner's Suite Soaking Tub with Separate Tiled Shower (Plan Specific)
- Three Piece Basement Bath Rough-in

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
- 75% of the Bulbs will be Compact Fluorescent Lamps
- HVAC will have Programmable Thermostats

EXTERIOR FEATURES

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

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 in 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.01/31/17*

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