

PEBCO STANDARDS and OPTIONS

EXTERIOR STANDARD FEATURES

Front Elevations Brick
 Side and Rear Brick Belts
 Maintenance Free Vinyl Siding
 Dimensional Shingles
 Anderson Silverline Low E Vinyl Windows Single Hung with Screens
 Grills in Front Facing Windows
 Aluminum Wrapped Trim, Gutters & Downspouts
 Amarr Steel Embossed Garage Door
 Garage Door Opener with Remotes and Keypad
 Fiberglass Front Entry Door with Three Pane Sidelite per plan
 Concrete Pad and Driveway (Varies per subdivision) and Sidewalk per plot plan
 Standard 6 Panel Front Door with 1 or 2 – 3 Pane Sidelite(s) per plan
 Two Car Attached Garage (Front or Side Entry per Subdivision Requirements)

EXTERIOR OPTIONS

Alternate Elevations
 Additional Brick (Brick to 2nd floor or All Brick)
 Stone Accents
 Large Selection of Brick Options
 Added Concrete Drive or Patio
 Anderson Silverline Double Hung or Casement Windows
 Cased Aluminum Clad Wood Windows
 Garage Doors Insulated, Garage Door Window Panel
 Five Pane Sidelite or Other Upgraded Front Door/Sidelite
 Transom Windows per plans
 Hip Roof vs Gable Roof Lines
 18' Wide X 10' Depth Four Season Sun Room
 Three Car Attached Garage (Side or Front Entry per Subdivision Requirements and per Plan)

INTERIORS STANDARD FEATURES

Garage Walls and Ceiling Drywall and Firetaped
 Nine Foot First Floor Ceilings per plan
 Vinyl and Carpet Flooring
 Six Panel Interior Doors
 Brushed Nickel Hardware
 Second Floor Laundry per plan
 Full Mirrors Over Bath Vanities
 Stairs: Carpeted with Half Walls
 Sherwin Williams Paint in Builder White
 Standard Door Knob Choices
 Standard Carpet Choices with 6# pad
 Standard 12" X12" Ceramic Tile Options

INTERIOR OPTIONS

Garage Walls Drywall to Finish Coat and Paint
 ¾" thick and 2.25" wide Hardwood Flooring per plan
 Upgraded Carpet and Pad Selections
 Ceramic Tile Floors
 Four Color Paint Package

Oil Rubbed Bronze Hardware
 Direct Vent Fireplace with Painted Mantle and Tile Surround
 Stained Mantle and Tile Surround
 Stair Options: End Caps with Carpet Center, Full Wood Treads
 Stair Rail Options; Painted Rail and Spindles, Stained Rail and Painted Spindles, Stained Rail and Stained Spindles.
 Crown Molding
 Chair Rail/Other Trim Packages
 French Doors per plan
 15 Lite Door per plan
 Upgraded Door Knob Choices
 Upgraded Carpet Choices and 8# pad
 3/4" Thick and 3.25" Wide Hardwood Flooring located as selected

BATH STANDARD FEATURES

Merillat Basic Cabinets per plans
 Master Bath Shower with Glass Door with Chrome Trim &/or Master Bath Soaking Tub per plan
 2nd Bath One Piece Fiberglass Tub/Shower Unit with Posi-Temp Control
 Laminate Counter tops, 4" backsplash drop in ceramic sinks
 Bath Fans Vented to Outside
 Chrome Moen Faucets
 Ceramic Pedestal Sink in Powder Room per plan
 Chrome Towel Bar and Tissue Holder
 Mirrors over Vanities

BATH OPTIONS:

Tile Showers with tile floor or fiberglass pan floor
 Tile tub surround with soaking tub
 Double vs Single sink in vanity
 Granite Countertops with under mount sinks choice of 3 edges
 Upgraded 12" X 12" Ceramic Tile Selections Available

KITCHEN STANDARD FEATURES

Merillat Basic Cabinets with 42" Uppers
 Laminate Countertops with 4" Backsplash
 Choice of Single or Double Bowl Stainless Steel Sink with Moen Faucet
 Kitchen Island with 110V Outlet per plan
 Seven Recessed Lights

KITCHEN OPTIONS

Upgraded Cabinets
 Cabinet Options: Pots & Pan Drawer Bank, Wastebasket, Wine Rack, Soft Close Drawers, Pull Out Shelves,
 Glass Doors, Crown Molding
 Granite Countertop with 4" Backsplash
 Full Tile Backsplash
 Additional Outlet in Island, Pantry
 Upgraded Kitchen Sink
 Upgraded Kitchen Faucet
 Pendant Light Preps

STRUCTURAL STANDARD FEATURES

8' Poured Concrete Basement Walls with one egress window
 Delta-MS Foundation Wrap waterproofing system
 Ridge Vent Roofing System

Tyvek House Wrap
 2"X4" Exterior Wall Studs
 Engineered Trusses
 I-joints or equivalent floor joists
 9' First Floor Ceilings 8' Second Floor Ceilings

STRUCTURAL OPTIONS:

9' Poured Concrete Basement Walls with one egress window
 Daylight and Walk-Out Basements per lot elevation
 Daylight and Walk-Out Windows per lot elevation and drawings
 Bonus Room Trusses over Garage if Plan Allows
 2"X6" Exterior Wall Studs
 Tray, Pan, Stepped or Cathedral Ceilings where plan allows

ELECTRICAL STANDARD FEATURES

150 Amp Service
 Two GFI Exterior Outlets
 Standard Brushed Nickel Lighting Package Including Ceiling Fixtures per plan
 110V Outlets Per Code
 Five Low Voltage Outlets (Free consultant with Low-E Expert)
 Insulation and Caulking Package exceeds 2009 Michigan Energy Code
 Electric Range and Electric Dryer Outlet

ELECTRICAL OPTIONS

200 AMP Service
 Added Interior Outlets
 Added Exterior Outlets
 Dedicated Circuit for Spare Refrigerators
 Wine Fridge Preps
 Ceiling Fan Preps
 Added Recessed Lights
 Oil Rubbed Bronze Light Fixtures
 Soffit Lights
 Under cabinet outlet/lighting
 Above cabinet outlet/lighting

MECHANICAL STANDARD FEATURES

90%+ Efficient Furnace
 13 SEER Central Air Conditioning
 Programable Thermostat
 50 Gallon Hot Water Heater
 Sump Pump
 Pendant Lights above island prep only

MECHANICAL OPTIONS

Hood or Microwave vented to exterior
 Media Air Cleaner
 Zoned HVAC System
 2 Speed/variable Speed Blower System
 Custom HVAC System

PLUMBING STANDARD FEATURES

Pex Plumbing Water Lines
 Moen chrome fixtures
 2 piece bath prep in basement

PLUMBING OPTIONS

Oil Rubbed Bronze fixtures

Gasline Prep for Dryer, Range/Cooktop/Wall Oven

3pc bath prep in basement

Comfort Height Toilets

Elongated Toilets

Utility tub in garage (Frost Free Plumbing shut offs)

Oversized shower with Tiled Walls, Floor and Bench (Optional Tile to Ceiling)

MISCELLANEOUS STANDARD FEATURES AND OPTIONS

Insulation and Caulking Package exceeds 2009 Michigan Energy Code

Option to stud frame basement walls and insulate vs Insulation Blanket included above

Standard Hardware, hinges and knobs in Brushed Nickel

Optional Hardware hinges and knobs in Oil Rubbed Bronze

36" Direct Vent Gas Fireplace