



**BRUCE HOMES, INC.
"JESSICA LEIGH III"
SAMPLE STANDARD FEATURES**

KITCHEN:

- Appliance Package:
 - Jenn-Air Pro Style Stainless Steel Dual-Fuel Professional Range With Warming Drawer, And Self Cleaning Convection Oven
 - Jenn-Air Pro Style Stainless Steel Self Cleaning Convection Wall Oven
 - Jenn-Air Euro Style Stainless Steel Hood Exhaust Fan
 - Jenn-Air Pro Style Stainless Steel Dishwasher
 - Jenn-Air Pro Style Built In Stainless Steel Microwave Oven
- I.S.E. 3/4 H.P. Garbage Disposal
- I.S.E. Satin Nickel Instant Hot
- Deluxe Solid Maple Cabinets Which Feature:
 - Glaze Finish
 - Raised Panel Doors Which Are Full Overlay
 - End Of Run Raised Panels
 - Dovetail Full Extension, Soft Close Drawers And Doors
 - Concealed Hinges
 - Tilt Out Tray On Sink Base Cabinet
 - Satin Nickel Hardware
 - Large Crown Molding
 - Lazy Susan
 - Eight Foot Tall Pantry Cabinet
 - Forty Two Inch Tall Wall Cabinets
 - Four Back Lit Glass Faced Wall Cabinets With Glass Shelves
 - Two Sided Island With Breakfast Bar Counter Top Overhang And A Royal Under Mount Prep Sink
- Roughed In Water Line For Refrigerator's Ice Maker
- Ten Recessed Lights
- Granite Counter Tops, Which Are Three Cm Thick And Have An Ogee Edge, With A Royal Under Mount Double Bowl Sink
- Kohler Faucet With A Pull Down Head And Soap Dispenser On Both Sinks
- Walk In Pantry Closet



INTERIOR:

- Quality Stick Frame Construction Featuring 2 x 6 Exterior Wall Framing
- Advantex 3/4" Sub Flooring That Is Pre Screwed Before Finished Flooring Is Applied Over It
- Custom Floor Plan Which Features Four Thousand One Hundred And Twenty Nine Square Feet of Finished Living Space (On The First & Second Floors) And Is Very Open In Design
- Minimum Of Nine Foot Tall Ceilings On The First & Second Floors
- Total Of Five Bedrooms
- Four Second Floor Bedrooms
- Total Of Four And One Half Baths:
 - The Master And Buddy Bathroom Have A Private Compartment For The Toilet
 - Granite Master Vanity Top Three Cm Thick, Featuring An Ogee Edge And Dual Kohler Under Mount Sinks
 - Cultured Marble Vanity Tops In The Three Other Full Bathrooms (Including A Double Bowl In The Buddy Bathroom)
 - All Vanities Are Comfort Height
 - Matching Kohler Pedestal Sink & Toilet In The Powder Room
 - Kohler One Piece Toilet In The Master Bathroom
 - Kohler Two Piece Toilets In All Other Bathrooms
 - Full Vanity Mirrors
 - Each Upper Full Bath Has At Least One Window And At Least One Medicine Cabinet
 - Brushed Stainless Fixtures In The Master Bathroom And In The Powder Room
- Custom Two Tone Paint Throughout All Three Floors, Includes Eggshell Finish On Walls In The Kitchen, Laundry Rm. & All Full Bathrooms
- Superb Master Suite Includes:
 - A Vaulted Ceiling In Both The Bedroom And Bathroom
 - A Dramatic Half Round Window
 - Sitting Room With A Cased Opening
 - Enormous Partitioned Walk In Closet
 - Ceiling Fan Rough In
 - Dressing Room With A Large Mirror, Deluxe Solid Maple Vanity With A Glaze Finish, Soft Close Drawers And Doors And A Granite Top Three Cm Thick
 - Large Whirlpool Platform Tub With A Marble Tub Deck
 - Separate Shower Features: A Two Sided Frame Less, Brushed Nickel, Clear Tempered Glass Enclosure, Marble Shelf, Tumbled Marble Floor,



- Polished Marble Ceiling & Walls
- Deluxe Solid Maple Vanity With His & Hers Drawer Stacks, Glaze Finish and Soft Close Drawers & Doors
- Double Doors Open Into The Bedroom
- Glass French Door Opens To The Bathroom
- Two Flat Screen TV Rough In Locations
- Bright Family Room Includes:
 - Crown Molding
 - Two Flat Screen TV Rough In Locations
 - Eight Windows With Transoms
 - Forty Two Inch Direct Vent Gas Fireplace With An Oversized Mantel, Granite Surround & Hearth, Blower Fan, Wireless Multi Function Remote, Highlighted By Two Recessed Eyeball Lights
- Two Story Foyer Has:
 - Dramatic Feature Window
 - "L" Shaped Stained, Open Tread, Oak Stairs Which Feature A Double Bull Nose Starting Step
 - Stained Continuous Oak Stair Railings With Painted Balusters And Dual Volutes
 - Two Piece Upper & Lower Crown Molding
- Bright Breakfast Room Features:
 - Fifteen Lite Atrium Out Swing Exterior Door With Grilles Between The Glass
 - Four Windows
- Formal Living Room Includes Three Windows And Crown Molding
- Formal Dining Room Features Two Piece Crown, Two Piece Chair Rail Moldings And Ogee Box Moldings
- First Floor Study/Playroom, Includes A Fifteen Lite French Door, Crown Molding And A Box Bay Bump Out
- Roomy First Floor Mud/Laundry Room Includes:
 - A Coat Closet
 - Laundry Tub
 - Washer And Electric Dryer Connections (Includes Dryer Vent Rough In)
 - Four Built In Cubbies
 - Iron Outlet On A Dedicated Circuit
- Elegant Powder Rm. Features Crown Molding



- Floor Coverings:
 - Bruce 3 ¼" Hardwood Flooring (With A Urethane Finish) On The Entire First Floor And The Upper Hall
 - Twelve Inch Square Polished Marble In The Master Bathroom With Nosed Marble Baseboard Molding
 - Eight Inch Square Ceramic Floor & Wall Tile With Two Piece Baseboard In The Other Three Full Bathrooms
 - Luxurious Wall To Wall Carpeting Including Berber In The Finished Basement
- Designer Light Fixture Package With A Total Of Ninety Three Recessed Lights
- Pre-Wired For Telephone (With Cat. Five Wire) 3 Locations And Television 12 Locations
- Six Panel Interior Door System With Brushed Nickel Lever Door Hardware
- Oversized Moldings Throughout All Three Floors
- Ventilated, Free Slide Closet Shelving
- Partially Finished Basement With One Thousand Five Hundred Eighteen Finished Square Feet Includes: Bedroom, Huge Recreation Rm. With Two Flat Screen TV. Rough Ins, And A Walk In Closet, Bonus Rm. With A Flat Screen TV Rough In, Full Bathroom, Six Foot Exterior French Door & Nine Foot Tall, Steel Reinforced, Poured Concrete Foundation Walls, Ten Inches Thick
- Full Basement, Unfinished Portion Includes:
 - Sump Pump
 - Well Storage Tank
 - Unfinished Space For Storage

EXTERIOR:

- All Brick Front Elevation Which Features Three Gables, Quoins, Intricate Masonry Detailing, Bricked Box Bay Bump Out, Brick Paver Front Porch
- Brick To Grade On All Remaining Areas
- Zero Maintenance 6" Premium Beaded Vinyl Siding On The Sides & Rear Of The House
- Zero Maintenance Vinyl Soffit & Aluminum Fascia
- Seamless Gutters (with Hidden Hangers) And Downspouts
- Satin Nickel Exterior Door Hardware, Includes Front Door Kick Plate
- Front Doorbell
- Three Car Side Entry Garage



- Walkout Basement Exit (If Grade Allows)
- CertainTeed Landmark Architectural Roof Shingles With A Limited Lifetime Warranty
- Roof Ridge Venting System
- Box Bay Front Bump Out Features A Copper Roof
- Copper Counter Flashing
- Stained Fiberglass Paneled Front Door With Transom And Dual Sidelights
- All Plumbing & H.V.A.C. Vent Pipes Located On The Rear Roof Are Painted
- Two Frost Free Hose Bibs
- Fine Graded And Seeded Home Site (In Disturbed Areas Only)
- Professionally Designed Landscaping Package
- Concrete Front Walk And Brick To Grade On The Face & Side Of The Front Porch
- LN 16 Waterproofing On The Foundation
- Asphalt Driveway
- Underground Utilities
- Natural Gas (If Available)

ENERGY EFFICIENT AND SAFETY FEATURES:

- Fire Sprinkler System With Concealed Sprinkler Heads, 300 Gallon Storage Tank And Auto Fill Water Line (Many Home Owner's Insurance Companies Offer Discounts For Sprinkler Systems)
- Dual Zone Carrier H.V.A.C. System Which Features Gas Heat And High Efficiency Central Air Conditioning, All Bedrooms Include Their Own Fresh Air Return, And Two Touch Screen Programmable Thermostats
- Braced Shear Walls
- Duct Air Leakage Test
- R-49 Ceiling Insulation
- R-21 Exterior Wall Insulation
- R-15 Finished Basement Exterior Wall Insulation
- R-11 Insulation On Exterior Unfinished Basement Walls, Nine Foot Tall
- R-38 Insulation Under The Master Closet Floor And The Fireplace's Cantilevered Floor
- Insulation Air Seal Package
- Blower Door Air Leakage Test
- Hot Water Pipe Insulation
- Sealed Fireplace



- Automatic Makeup Fresh Air Damper
- Wayne Dalton Insulated Pinch Resistant Garage Doors
- Genie Belt Driven Automatic Garage Door Openers With Sensors That Will Stop The Doors From Closing If An Object Is In The Way
- Exterior Keypad For The Garage Door Openers
- C.F.L. Bulbs In All Recessed Lights And Most Other Interior Lights And Exterior Flood Lighting
- Tyvek House Wrap On The Entire Home With All Windows, Doors And Seams Taped With Tyvek Tape
- Ice And Water Shield On All Roof Valleys & Eaves
- Ply Gem Windows Feature: Dual Pane Low E Glass, Double Hung, Vinyl Clad Wood Frames, Double Tilting, Full Screens And Grilles Between The Glass
- Therma Tru Exterior Doors With Low E, Tempered Glass
- Tempered Glass Windows Protect The Master Whirlpool Tub Deck Area
- G.E. Alarm System With All Windows And Hinged Doors Covered
- Exterior Flood Lighting (Six Locations)
- Deadbolts On All Of The Exterior Doors
- Seventy Five Gallon Direct Vent Gas Hot Water Heater
- Four Hundred Amp. Electrical Service (Features Two Electrical Panels)
- Five Hard Wired Smoke Detectors With Battery Back Up
- Three Hard Wired Carbon Dioxide/Smoke Detectors With Battery Back Up
- G.F.I. Circuits In The Kitchen, Bathrooms, Garage And Basement
- Anti-Arc Breakers
- Tamper-Proof Receptacles Throughout The Entire House Interior
- Gasketed Electrical Boxes For All Boxes Adjacent To Unfinished Areas
- Gasketed Recessed Lights For All Lights Adjacent To Unfinished Areas
- Three Weather/Tamper Proof Exterior Outlets
- Safety Pans Under The Washer, Hot Water Heater And Both Furnaces
- Radon Reduction System Rough In
- Child Safety Locks On Certain First Floor Windows Per Code



GENERAL INFORMATION:

- Pre-Settlement Walk Through (Zero Items At Settlement)
- Home Is Protected By A Ten Year R.W.C. Warranty
- Six Month Walk Through

(We Reserve The Right To Make Changes Without Notice. Please Note, Some Features Change If Bruce Homes, Inc. Is A Construction Manager).

Bruce Homes, Inc. Will Custom Build On Our Lot Or Yours, With Our Plans Or Yours. Please Call (410) 602-0353 or email brucehomes@verizon.net For More Information. Or Visit www.brucehomesinc.com, MHBR No. 983.