

**A. P. Williams Company**  
**Sherman Street Townhomes**

**Standard Construction Features**

- Poured concrete basement walls
- 3,000 PSI concrete footings
- 3,000 PSI concrete basement / garage slabs
- Subsurface roof drain system and foundation tile
- Pressure treated sill plates
- Pre-piped radon system through roof, fan not included
- 3/4" tongue and groove Weyco Edge Gold sub-flooring
- 7/16" roof sheathing with plywood clips
- 2 x 6 exterior walls
- Exterior walls fully sheathed with OSB
- R-19 wall insulation
- Maintenance free vinyl / stone exterior
- Continuous ridge vent
- Seamless gutters and downspouts
- "Shaft wall" fire separation walls with fully insulated party walls on each side
- 25 year architectural shingles
- Dupont house wrap

**Standard Design Features**

- Covered entry
- High efficiency windows
- Single car garage with opener
- Full or walk-out basement
- Large master bedroom with walk-in closet
- Open kitchen with sit-down bar area
- Ceramic tile in master and hall bath rooms
- Laminate flooring in kitchen, laundry, entry and powder rooms
- Moen faucets
- Electric GE appliances including range, dishwasher and microwave
- Wire closet shelving
- Cultured marble vanity tops
- Pedestal sink in powder room
- FHA/VVA approved

**Information deemed reliable but not guaranteed.**

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**Plumbing, HVAC, Energy Features**

- Fifty gallon gas fired hot water heater
- Two frost free hose bibs
- Cross linked polyurethane supply lines
- Aqua Glass tubs and showers
- High efficiency natural gas heating system
- Electric central air cooling system
- R-38 blow in ceiling insulation
- R-19 batt insulation in 2 x 6 exterior walls

**Electrical Features**

- 200 amp underground service
- Hard wired smoke detection with battery backup
- Cable in bedrooms and living room
- Two telephone outlets
- Two exterior GFI receptacles

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