

Creekside Cove

Included Features

Interior

9' First Floors per Plan
White Colonist Trim Package
Generous Recessed Lighting
Smoke/Carbon Monoxide Detectors
on all Levels & In Bedrooms
Choice of Floor Coverings
Volumn Ceiling per Plan
Stained Oak Railings per Plan
1 Telephone & 4 Television Jacks
Laundry Tub per Plan
Overhead Light Opening in Bedrooms
Ceramic Foyer with Fiber Cement Underlayment
Cased Doorways per Plan
Fireplace with Ceramic Surround & Oak Surround

Kitchen

FRIGIDAIRE Gas Range
FRIGIDAIRE Two Level Dishwasher
FRIGIDAIRE Built in Microwave
BADGER Garbage Disposal
MID-CONTINENT Bayfield Birch Cabinets
Granite Kitchen Counter Tops
Stainless Steel Drop in Kitchen Sink
Lighting over Kitchen Sink
Large Pantry per Plan
MOEN Single Lever Faucet

Bath And Closets

MID-CONTINENT Bayfield Birch Vanities
Onyx Custom Vanity Tops
Choice of Ceramic Flooring in Baths
with Fiber Cement Underlayment
MOEN Single Lever Faucets
Walk In Closets as Shown
Linen Storage
Quality Solid Shelving
Ground Fault Circuitry
AKER Soaking Tub in Master Bath
with Ceramic Tile Back Splash
AKER Fiberglass Tub & Shower Surround
Oversized Mirrors
MANSFIELDS Pedestal Sink or Oak Vanity per Plan
for Powder Room
Taller Height Vanity in Master Bath

Modern Homes Quality

Construction Features
200 AMP Electrical Service
Gas Line for Dryer
Underground Utilities
Insulated Basement Walls

Exterior

Brick/Stone Fronts per Plan
Columns per Plan
Architectural Lifetime Fiberglass Shingle
Ice & Water Shield on all Valleys & Gutter Lines
Double Sided Steel Insulated Garage Door
Attached Garage per Plan
Concrete Service Walk & City Side Walk (per lot)
Asphalt Driveways (2" Asphalt with 6"
Compacted Stone)
Aluminum Fascia & Soffit
Maintenance Free Vinyl Siding
Seamless Aluminum Gutters
Weatherproof Elec. Outlets
Frostproof Water Spigots
Light Fixture Allowance
Topsoil & Seeed/Straw on Yard

Quality Differences With Modern Home, Inc.

Landscaped Parkways and Subdivision
Entrance with Landscaped Pond
Homeowner Access While Under
Construction
Continuous Quality Inspection Control
Full One Year Warranty
10 Year Major Structural Warranty
Manufacturer's Warranties
Custom Design Changes
30/90/180 Day and 1 Year Post Construction
Service List

**COMPARE OUR QUALITY - WALK THRU OUR HOMES FINISHED AND UNDER CONSTRUCTION...
SEE THE DIFFERENCE !!!!**

**See Page 2 for All Energy Efficient Items
Included in Your New Home...**

Creekside Cove

Standard Energy Efficient Included Features

You can't Control what you pay for Energy, But you can Control how much you use.

Energy Efficiency today more then ever is extremely important. Modern Homes is dedicated to providing you with a quality comfortable Energy Efficient Home with Quality indoor Air. The following items are included in our Homes. Modern Homes is Committed to Wisconsin's Focus on Energy Program

The following are some of the Items that Modern Homes Includes Standard:

Energy Saving Equipment

95% Efficient Furnace, properly sized for the heated area of your Home
13 seer Central Air Conditioning, properly sized for the cooled area of the Home
Whole House Fan with a Timer Switch for Humidity Control
MI quality solid Vinyl Windows with Thermal Pane Low E with Argon filled Glass
50 Gallon A.O. Smith Energy Efficient Power Vent Glass Lined Hot Water Heater or equal
Programmable Thermostat

Energy Saving Insulation

2x6 Exterior Wall Construction

R-19 Walls and R-50 Ceilings
Built to Focus On Energy Standards
Energy Saving Tyvek House Wrap - Properly installed and taped at all Windows
Windows are Caulked to the Tyvek House Wrap
Insulated 6 Panel Exterior Doors
Insulated Basement Walls
All outside Outlets Foamed
Non expanding Foam Insulation around all Exterior Doors and Windows to a heated Area
Double Sided Steel Insulated Garage Door
All heat runs in unheated areas are insulated
Basement Sill plated and Sill fully insulated
Sill Seater between Foundation and Bottom Plate
All Air Chases, Soffit dropped Ceiling, Tub Backs and Showers insulated prior to installing
All HVAC Registers are caulked and foamed where they penetrate the Floor
All Exterior Corners and Interior Walls at Exterior Walls are either Solid Wood or Insulated

Other Energy Efficient Saving Construction Techniques

All Bottom plates caulked
Entire Exterior Sheathed with Solid OSB Sheathing
All Electrical, Plumbing, Heating Penetrations Between Floors & Ceiling caulked or foamed
All Recessed Lights are Airtight Type of LC Housing
All Lumber is Grown from Green Tree Farms
All Waste Lumber is Recycled

House Blower-Door Test is done on all Homes by a Independent Source

You will receive a Superior Score before occupancy