



ΩMEGA HOMES

Included Features

Pre-Construction

- Submission of building permit (cost not included on your lot)
- Home-site inspection and plan review
- Excavation for basement

Foundation

- Formed footers with steel re-bar
- 8' poured concrete walls
- Waterproofing membrane with lifetime warranty
- Exterior perimeter drain with tile system
- Sump pump
- Egress window with in-ground basement
- Sliding door and single window with walk-out
- Backfill and positive grade around foundation for proper drainage

Quality Construction

- On-site, stick built home
- Treated sill plate
- Steel I beams in basement
- 2 x 6 exterior wall framing 24" on center
- Engineered floor and roof trusses
- 3/4" OSB tongue and groove subfloor
- OSB exterior sheathing
- House wrap on all exterior walls
- 9' ceiling height on first floor
- R40 ceiling insulation
- R19 wall insulation

Windows and Doors

- Single hung low E vinyl windows with internal grids and screens
- Fiberglass 2 panel arch top entrance doors
- Sidelights for front entry door
- Dead bolt for front door
- All entrance doors are keyed alike

Exterior

- Low maintenance vinyl siding
- 30 year architectural roof shingles with continuous ridge vent
- Vented vinyl soffit and seamless gutters
- Low maintenance vinyl shutters on front of home
- Insulated carriage style garage doors with windows
- Paved driveway (up to 25')
- Concrete walkway from driveway to front door
- Landscape package
- Curb side mailbox
- Stone Front (Stocker Mill Estates Only)

Electrical

- 200 amp electrical service
- Rocker light switches throughout
- Seagull bronze light fixtures in living areas
- Chrome bath vanity fixtures
- Bronze lantern fixtures at all exterior doors including garage
- Weather protected G.F.I outlet at all exterior doors
- Front door bell
- CAT-5 telephone jacks in all bedrooms and kitchen
- TV cable outlet in all bedrooms and family room
- Recessed lighting in kitchen
- Electric outlet on kitchen center island
- G.F.I. electric outlet in garage
- Electric smoke detectors at every level and all bedrooms
- Exhaust fans in all bathrooms on separate switch
- Ceiling fan mount with dual switch in master bedroom
- Electric washer and dryer hook ups
- Pre-wire for garage door opener(s)

Plumbing

- Flexible PEX tubing water system
- 2 frost free hose bibs
- 75 gallon high efficiency water heater
- Water line for refrigerator
- Washer hook up with drain and pan
- Elongated toilet bowls in all baths
- Moen chrome bath faucets with dual controls
- Moen chrome pull out spray faucet at kitchen sink

Omega Homes, Inc.

Allentown, PA 18103 Phone: 484-863-0001

www.omegahomes.com

Price, dimensions, features, specifications approximate and current at time of publication.
Information subject to change without notice. Consult Omega Homes Sales Representative for details.



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Heating and Cooling

- Rheem 90+ forced air heating system
- 2 zones over 2,400 square feet
- Rheem 13 SEER central air conditioning

Interior

- Drywall glued, screwed and nailed: ½" in conditioned living areas, ⅝" in garage
- Sherwin Williams low VOC paint throughout, including garage
- All interior doors are cased with trim and windows have drywall returns
- Lever style door hardware in bronze with privacy locks on bedrooms and baths
- Door stops at all doors
- Staircases with stained handrails
- 2 panel arch top interior doors
- Vinyl-coated shelving in all closets, pantries, and linen closets

Kitchen and Baths

- Merillat 42" Maple kitchen cabinetry with crown molding and matching vanities
- Wood toe kick under all cabinetry
- Granite kitchen counters with single bowl stainless steel under-mounted sink
- Center island with counter extension for seating in kitchen
- GE range, microwave above the range, dishwasher and disposal
- Cultured marble vanity tops
- Pedestal sink in powder room with oval beveled edge mirror
- Oversized by-passing mirrors in full baths with recessed medicine cabinets
- 36" high vanity in master bath
- 32" high vanity in hall bath
- Glass shower door in master bath

Flooring

- Bruce ¾" Oak Hardwood in foyer, powder room, and kitchen
- Tile flooring and tub surround in master bath
- Vinyl flooring in laundry room, hall bath, and rear foyer
- Wall to wall carpeting with 4lb padding

Customer Service

- Pre move-in cleaning
- Pre settlement orientation
- 60 day inspection
- Year end inspection
- Local builder with 25 years experience
- Customizable home designs
- 10 year RWC warranty

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