

STANDARD FEATURES FOR LINCOLN/BRADLEY HOMES



General Information

1-yr. NCBA Warranty

Exterior Features

Lot – Final Graded
Maintenance Free Vinyl Siding & Soffit: Color Selected by Buyer
Partial stone Fronts in select color choices
Aluminum Gutters, Downspouts & Fascia
Downspouts tied into City Storm Drain
Concrete driveway based on 50' setback allowance
Concrete city walks
Three Car Garage – Insulated, Dry Walled & Textured
16' & 8' and 8'x8' Tall Raised Panel Insulated Steel
Garage Door w/ row of glass and Opener which is
Ultra-Quiet Belt Drive Smart Opener with Camera and
Dual LED Lighting w/ 2 Remotes & Keypad Entry
Door Chime
Coordinated House Coach Lights
Two GFI Exterior Outlets
Two Hose Bibs, 1 in Garage & 2nd per Plan
Single Hung Vinyl Pella Window's w/Screens &
Low E Glass. With Limited Lifetime Warranty
(2) Garden windows included
Paneled Shutters per Plan (Andover)
Insulated Fiberglass & Steel Entry Doors, Painted
Schlage Dexter® Locks
Sliding Glass Doors per Plan
GAF Timberline® HDZ Dimensional Shingles w/
Limited Transferable Warranty
Covered Porches – per plan

Insulation & Framing Features

OSB Exterior Roof Sheeting
OSB Sheeting for Exterior Sidewalls
R-49 Attic Insulation (blown in fiberglass)
R-15 Exterior Wall Insulation
R-13 Garage walls and R-19 Garage Ceilings
R-11 White vinyl blankets on Basement walls
Housewrap per code
Soffit & Ridge Ventilation System
Blower Door & Duct Blaster testing as per code

Foundation Features

8" Concrete Poured Walls 8'tall with
4" Concrete Floor Slab
30 Yr Waterproofing Warranty - Transferable
Sump Pump w/ Battery backup
Rough in for Half Bath

For more details call:

Jennifer Herron of Howard Hanna at 440-324-4261

-or-

Stacy Little of Howard Hanna at 440-346-2016

Standard features effective 10-23-2025, subject to change without notice

Interior Features

Wall-to-Wall Carpet
8lb Carpet Padding
Luxury Vinyl Plank Flooring (per plan)
White Switches and Outlets
1951 Barren Cabinets with Soft Close
Roll Out Shelf in Base Cabinets on middle shelf
Comfort Height Vanity Cabinets
Level 2 Granite/Quartz Countertops in Kitchen & Baths
Subway Tile Backsplash in Kitchen
Water Supply Line for Refrigerator
Stainless Steel Single or Double Bowl Kitchen Sink
Oval White Porcelain Bathroom Sinks
½ HP Badger Garbage Disposal
Appliance Package allowance \$5000.
Gas or Electric Line to Range and Dryer
Choice of Several Hollow Core White Interior Doors
Colonial 5 1/4" White Base Trim Whole House
3 ½" Window Casings Whole House
Stained Rail w/ Metal Spindles (Twist/Basket per plan)
Shelving System in Master Closet and Kitchen Pantry
Wire Shelving in Guest Bedrooms, Coat and Linen
Closets
1/4" Plate Glass Bath Mirrors
Schlage Dexter® Satin Nickel Lever Style Door Knobs
Satin Nickel or Bronze Towel Bars & Paper Holders
Interior Sherwin Williams® Flat-Paint Double Coated
(2-Color Choices Standard)
Textured Drywall Ceilings and Closets

Mechanical Features

95% Energy Efficient, Carrier-Gas Forced Air Furnace
Energy Efficient Central Air Conditioner
Navien Tankless Gas Hot Water Heater
Digital Thermostat Wi-Fi ready
Moen Washerless Faucets
Wafer Lights in Whole House
LED Interior Bulbs per Plan
Exhaust Fans in Bathrooms per Plan
Fresh Air Exhaust Fan per Code
Master Shower Tile Floor and Subway Tile Surround
with Shelf
Guest Bath Fiberglass Tub & Shower Units
Fiberglass Laundry Tray per Plan
Gerber® Smartheight Toilets, China Sinks
Master Bedroom and Living (or Great) Rooms include
a Ceiling Fan
200 AMP Electrical Service
1 USB Port Outlet
Pre-Wired Telephone Jacks and Cable Outlets (5) Total
120 Volt Smoke Detectors w/ Battery Backup in
Each Bedroom and Each Level
CO Detector outside sleeping areas per Code
PEX Interior Water Supply Lines



 **Real Estate Services** 