

# SEMCO CONSTRUCTION

Residential and  
Commercial Construction

*“Make Your Dream Home a Reality “*

## **Standard Features – THE ORCHARDS @ RAYWOOD MANOR**

- Extensive written first-year builder warranty and industry’s top 10-year extended home warranty
- 3 car garage, raised panel aluminum doors with door openers
- High definition composition shingles
- Full-perimeter stem wall foundation system
- Fiberglass insulated front and back entry doors
- Front & rear yard sod; front yard landscaping with sprinkler system and rear yard wood fence with gate (the fence is subject to negotiation with buyer for other amenities)
- Alarm System, exterior door/window monitoring, motion detector & keypad
- Double-switched ceiling light outlets in family room and bedrooms
- Technology package w/wireless internet connections including cable outlets in each room & a cable and electrical outlet on back porch
- Two exterior hose bibs and weatherproof exterior electrical outlets
- Energy Efficient Low “E”, vinyl windows with tilt-in cleaning feature
- Energy Efficient bibbed and blown R-17 insulation in exterior walls & blown R-30 attic insulation
- Ultra-High efficiency gas furnace & electric A/C unit with digital thermostat
- Ceramic vent-free fireplace in living area with fireplace surround
- Wood floor or wood look tile in entry, living, kitchen, dining room and hallways
- Tile in bathrooms, with hand-laid tile in master shower & tub surrounds
- Job built showers & shower pan using the Schluter® Ditra Membrane Uncoupling System with recessed soap niche
- 3 CM granite countertops in kitchen with full tile backsplash
- 3 CM granite countertops in baths with molded sinks & faucets
- Recessed lighting per budget w/transitional light fixtures using energy efficient LED bulbs
- Hand-textured treatment on interior walls & ceilings with bull-nose corners
- 10-year abrasive wear & lifetime stain resistance carpeting
- Solid maple flat panel custom built cabinets in kitchen and bath areas
- Stainless steel appliances; gas or electric stove, microwave & dishwasher

All items above are based on builder standard packages within house budget.  
As of 1/01/20, information deemed reliable but subject to buyer verification and change without notice  
prior to buyer signing purchase agreement.

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