GENERAL INFORMATION

- 1.1147 Acre Lot (1.1147)~3/4 Acre Lot (0.1147) - North Whitehall Township - Parkland School District
- 2822 Rising Sun Road, Schnecksville, PA
- Attached Two Car Garage w/ Flush Access (no steps) from Driveway and to Home - completely insulated and finished w/ storage space in and above
- On Lot Standard Septic System
- Full, Day Light, Walk Out Basement, with sliding glass door
- Fully Landscaped and Seeded Lawn
- Paved Driveway
- Includes Energy Star (ES) and Universal Design (UD) features

EXTERIOR – Maintenance Free

- Tamko Heritage 30 Yr. Architectural Shingles – Continuous Ridge Vent
- Brick Veneer on Front Elevation
- Quality Stone Veneer on Rear Basement Walk Out Wall
- Exposed Foundation Wall- Stucco
- Georgia Pacific Double 4.5” Dutch Lap Vinyl Siding
- Aluminum Fascia – Vinyl Soffit
- Seamless Gutters
- Anderson 400 Series, High Performance Low-E4 Glass Windows -Energy Star (ES)
- Anderson French Wood Gliders, High Performance Low-E4 Glass (ES)
- Therma-Tru Wood Grain Fiberglass Exterior Doors (ES)
- Fypon Oval Front Gable ‘Louver’
- 15” Mid Atlantic Shutters – Front and Side
- Raynor 9’ x 8’ Insulated Steel Garage Doors w/ Belt Drive Electric Openers (includes two transmitters)
- 16’ x 18’ Elevated Cedar Deck – Stairway Leading to Lower Level Paver Patio
CONSTRUCTION

- 10" Poured Concrete Foundation Walls
- Covered Front Entry
- Concrete Front Porch – Flush Access (no steps) from Sidewalk and to Foyer- Universal Design (UD)
- 11 7/8” I-Joist Floor Framing, 16” O.C., Nailed & Glued ¾” T & G Advantech Sub-Floor
- 2 X 6 Exterior Walls - Kiln Dried Lumber Framed 16” O.C.
- 7/16” Zip System Wall Sheathing
- Trussed House Roof w/ 5/8” Roof Sheathing and H clips
- Conventionally Framed Garage Roof w/ 7/16” Zip System Roof Sheathing
- 9’ Ceilings Throughout
- Blown Cellulose Insulation – R- 21 Walls & R- 38 Ceilings
- R-19 Basement Ceiling
- Drywall Glued and Screwed – 5/8” Ceilings – ½” Walls – Moisture Resistant in Bathrooms

INTERIOR

- Tiled Front Entry Foyer
- Masonite 4 Panel Hollow Core Doors – most doors 3’ wide (UD)
- Schlage Lever Sets (UD)
- Custom 5/4 Pine window Stools
- Extra wide halls (UD)

GREAT ROOM -22’3” x 16’

- 12’ Cathedral Ceiling
- Direct Vent Corner Gas Fireplace w/ Pine Mantle
- Anderson Sliding Patio Door to Cedar Deck
- Wall-to-Wall Carpet
- Stained Clear Colonial Pine Moldings
- Ceiling Fan/Light
KITCHEN – 12’3” x 14’ 9” w/ family dining area -10’6” x 15’
  o Custom Cherry Cabinets – All Wood Construction
  o Granite Countertops
  o Stained Clear Colonial Pine Moldings
  o Recessed Ceiling Lighting
  o Whirlpool Appliances: Dishwasher (ES), Cook Top, Oven & Microwave
  o 12” x 12” Ceramic Tile Flooring

BEDROOM – 11’ X 13’9”
  o 6’9” Closet
  o Stained Clear Colonial Pine Moldings
  o Wall-to-Wall Carpet

BEDROOM – 11’7” X 13’4”
  o 7’6” Closet
  o Stained Clear Colonial Pine Moldings
  o Wall-to-Wall Carpet

MAIN BATH – 8’11” x 9’1”
  o 5’ Custom Cherry Vanity Cabinet
  o Full Mirror
  o Granite Select Cultured Marble Single Bowl Vanity
  o One Piece Fiberglass Tub/Shower unit – Moen Shower Control
  o Linen closet
  o Stained Clear Colonial Pine Moldings
  o 12” x 12” Ceramic Tile Flooring

LAUNDRY ROOM – 6’7” x 8’ 8”
  o Washer/Dryer Ready
  o Laundry Sink
  o 12” x 12” Ceramic Tile Flooring
**DINING ROOM** – 11’7” x 14’
- 3 ½” Ultra Light Supercoat Door and Window Casing
- 5 ½” Ultra Light Supercoat Baseboard
- 3 ½” Ultra Light Supercoat Chair Rail
- Two Tier Tray Ceiling w/ Three Piece Built-up Crown Molding
- Painted Moldings
- Oak Hardwood Flooring (¾”) 25 year Warranty
- Ambiance Lighting above Crown Molding

**MASTER BEDROOM** – 14’2” x 16’
- Walk-in Closet – 7’3” x 7’ 5”
- Painted Pine Moldings
- Two Tier Tray Ceiling w/ Three Piece Built-up Crown Molding
- Wall-to-Wall Carpet

**MASTER BATH** – 11’5”x 11’ (Accessible Design)
- 13” x 13” Ceramic Tile Flooring w/ Flush Access to 5’ x 5’6” all Tile Shower (UD)
- Double Shower Featuring Center Rain Shower and Hand Held Head
- 6’ Custom Cherry Double Vanity Cabinet
- Granite Select Cultured Marble Double Bowl Vanity
- Full Mirror
- Linen Closet
- Winter/Summer Storage Closet
- Single Lever Fixtures and Faucets
- Painted Pine Moldings
- Video/Data Port
PLUMBING
- Private Well
- On Lot Standard Septic System
- Perimeter Drain Piping
- Under Slab Radon Piping w/ Vent Piping Exiting the Roof
- Pex Tubing
- 50 Gallon High Efficiency Hot Water Heater
- Hot Water Recirculation Line
- Shower Valves – Anti Scalding Pressure Balance
- Water Softener
- Ice Maker Connection for Refrigerator
- Laundry Tub
- Exterior Frost Free Hose Bibbs (2)
- Deluxe Hot and Cold Faucet in Garage

HVAC
- 18 Seer High Efficiency Heat Pump (ES)
- 3 Ton 2 Stage Compressor, R410A Refrigerant
- Variable Speed Air Handler
- Forced Air Heat/Central Air Conditioning
- 15KW electric Heat Back-up
- Touch Screen 7 Day Programmable Thermostat at Accessible Height(UD) (ES)
- Insulated Metal Ductwork
- Media Air Cleaner
- Humidifier

ELECTRICAL & COMMUNICATIONS
- 200 Amp Underground Service w/ 100 Amp Sub Panel in Basement
- CAT 5 Cable w/ Structured Media Panel in Garage
- Outside Receptacles
- All Switches and Receptacles at Accessible Heights (UD)
- Video/ Data Ports throughout Floor Plan
**LANDSCAPING**

- Completely Graded & Seeded Lawn
- Front Beds Completely Planted and Mulched
- Lower Level Brick Paver Patio Leading to Stairway to Upper Level Cedar Deck
- Concrete Front Walkway - 4’ Wide (UD)
- Limestone Boulder Retaining Features

*** All interior paints used in the living area contain no volatile organic compounds (VOCs)

**(ES) Energy Star** is a United States government program created in 1992 by the US Environmental Protection Agency in an attempt to reduce energy consumption and greenhouse gas emission by power plants. What began originally as a voluntary labeling program has grown in to one of the largest efforts worldwide to promote energy efficient consumer products.

**(UD) Universal design** refers to broad-spectrum ideas meant to produce buildings, products and environments that are inherently accessible to both people without disabilities and people with disabilities. The term "Universal design" describes the concept of designing all products and the built environment to be aesthetic and usable to the greatest extent possible by everyone, regardless of their age, ability, or status in life.

**(VOC) Volatile organic compounds** refer to organic chemical compounds which have significant vapor pressures and which can affect the environment and human health. VOCs are numerous, varied, and ubiquitous. Although VOCs include both man-made and naturally occurring chemical compounds, it is the anthropogenic VOCs that are regulated, especially for indoors where concentrations can be highest. VOCs are typically not acutely toxic but have chronic effects.