



Roane County Habitat for Humanity
 PO Box 1124
 Kingston, TN, 37763
 865-376-5770
www.roanehabitat.org

BASIC HABITAT HOUSE DESCRIPTION

Note: Any upgrade in appliances, fixtures, flooring or siding can only be done by the homeowner and only after closing on the house. Habitat is not a custom builder and must use the same grade and quality materials to maintain fairness to everyone.

Exception: If a Family wants upgrades, their financial statement **MUST** indicate the additional costs will keep them below the debt to income ratio of 28%, and their payment history must be good for the last year.

THE BASIC HABITAT HOUSE INCLUDES:	DOES NOT INCLUDE:
Meets all current Building Standards for Residential Jurisdiction.	
900 square feet for a 2-bedroom house 1070 square feet for a 3-bedroom house 1230 square feet for a 4-bedroom house	Garbage disposal
If bdrm <= 2, One full bathroom	Ceiling fans
If bdrm <= 3, One & half bathroom	Dishwasher
If bdrm >4, Two full bathrooms	Special doors or trim work
One covered stoop at front entrance Steps, deck or stoops at all entrances Steps may be wood or concrete	Special cabinets
Lawn graded, seeded and strawed Sidewalk at one location	Curtains or blinds
Paved or Asphalt driveway	Garage or carport
Laundry hookup only (electric dryer hookup)	Fences
Steel entry doors with deadbolts	Concrete patio
Residential carpet, wood laminate and vinyl flooring	Security system
Water heater	Washer/dryer
Heat Pump all electric	Oven Vent Fan
Low-maintenance exterior siding	Microwave
Insulated windows with screens	Freezer
Phone & cable wiring	
One linen closet	
A detached storage shed	

Currently Whirlpool Corporation has a partnership with Habitat for Humanity to provide an electric range and refrigerator free of charge for every Habitat house built in America. There is no guarantee this program will be available when you move into your house. If not those costs will be included in your mortgage.

Also, Whirlpool Corporation has available for additional costs of about \$1500; a washer and dryer, microwave, stove vent hood, and dishwasher. Based on the Partner Families Debt to Income ratio being less than 28% the Family may ask for these additional items to be installed and added to the mortgage.