

Standard Features

Electrical

- Ceiling fans in family, game room, study & all bedrooms
- Energy-efficient, compact fluorescent bulbs in recessed can light fixtures
- Automatic door switch in pantry

Structure

- Foundation designed by independent structural Engineer
- 3,000 PSI concrete
- Post-tension foundation with 30" deep beams (may vary based on soils test)

Energy Features

- Exceeds energy code by 20% minimum
- Low-E, double-pane vinyl windows
- Blower-door test every home for energy efficiency Poly sealed base plates, exterior doors & windows
- R-19 batt insulation in exterior walls, R-22 vaulted ceiling, R-30 ceiling, R-8 duct insulation

Exterior

- Vinyl, Low-E double-pane windows
- Whole-house fiber cement system with factory applied sealant/primer
- Composition shingles (with limited lifetime manufacturer's warranty)
- Radiant barrier roof decking (excluding detached garage/breezeway)
- Roof ridge vents and continuous soffit vents
- Wood sheathing w/ house-wrap
- Knotty Alder or Mahogany front door with leaded glass (varies per plan)
- Remote garage door openers
- Full gutters on house (excluding detached garage/breezeway)
- Porch ceilings – stained wood bead board
- Tile on all exterior porches
- Brick on front porch (brick homes only)

Interior

- 8 ft. interior and exterior doors (on 1st story per plan)
- Bronze finish, including door hardware, shower enclosures, bath fixtures and towel bars
- 8 ¼" baseboards downstairs & 6 ¼" upstairs
- Granite countertops in all baths
- Double crown moulding in entry, dining, study, kitchen/breakfast, master bath, and master bedroom
- Built-in backpack rack (per plan)
- Hidden storage room behind concealed bookcase (per plan)
- Aged bronze, lever door handles
- Hardwood floors throughout home
- Ceramic tile in utility & baths
- Granite, tile or marble fireplace surrounds with custom built wood mantles
- Cased windows throughout home

Standard Features

Air Conditioning & Heating

- Lennox 15 SEER high efficiency, area-zoned air conditioning system
- Lennox gas furnace matched to system
- Touch screen programmable thermostat
- Honeywell high-performance media air filters
- Equalization ducts installed in bedrooms to ensure around-the-clock comfort
- Mastic-sealed ducts (reduces attic air leaks by 60%)
- Fresh air intake
- 95% AFUE furnace

Plumbing

- Moen plumbing faucets in bathrooms
- Elongated high-efficiency commodes in all baths
- Gas connections for dryer, cooktop & fireplace(s)
- (3) Exterior hose bib connections
- Gas stub out at rear patio
- Tankless water heater (s)

Audio/Video & Security

- Media outlet (RG6 cable & Cat-5e) in all bedrooms
- Telephone outlet (Cat-5e) in all bedrooms & kitchen
- Universal outlet (2xCat-5e & 2 RG6 cables) in the family room and game room (per plan)
- 5.1 Home Theater pre-wire in the family room
- 7.1 Home Theater pre-wire, projector conduit and universal outlet at media room (per plan)
- Data/Media outlet (RG6 cable & 2 Cat-5e) in study
- Complete intrusion alarm prewired with motion detector, keypad and 2 cameras
- Speaker prewire at back patio, kitchen and master suite

Kitchen

- Granite countertops
- Custom cabinets with adjustable shelves, full extension guides & raised end paneling
- 10' height wall cabinets with cabinet crown moulding & lip moulding
- Pull-out cabinet for trash can next to sink
- Updraft vent mounted in decorative cabinet hood
- Undermount stainless steel sink with Moen faucet
- Walk-in pantry with automatic light
- Matching hardware on cabinet doors & drawers
- Undercounter lighting
- Viking appliances with 48" range

Standard Features

Master Suite

- Granite countertops
- “His-n-Her” raised vanities
- Undermount sinks
- Climate-controlled closets
- Custom Cabinets in master closet
- TV niche in master bath (per plan)
- Dual shower heads in master shower (per plan)
- Tiled shower walls with recessed shampoo shelf
- Matching hardware on cabinet doors & drawers
- Framed vanity mirrors
- Medicine cabinet in all baths
- Frameless shower surround

Services

- Multiple 3rd party inspections at key stages of construction
- Consultation with our personal designer
- Plan Review Meeting prior to commencement of construction
- ACES (American Construction & Education Services) Warranty Program
- Complimentary one-time sheetrock crack repair at first year (if needed)
- Numerous meetings with Builder during construction

Landscaping

- \$6,000 landscape package
- Premium mulch & top soil in beds
- Regional plants specifically chosen for this area
- Local professional landscape companies
- Landscape design specific to each home and site

Purchaser

Date

Purchaser

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