



The Kemp Homes Co. Signature Features

The Kemp Homes Co. is legendary for providing impeccable design, luxury benefits, & construction integrity for generations of homeowners. The features & specifications built into every home are carefully selected for their enduring style, ease of maintenance, & user value. All new homes built in West Ridge Farm will receive the following features included in the base price:



Inside Your Home . . .

- ❑ 9' Ceilings on First Floor
- ❑ Arched, Two-Panel Interior Doors with 2 1/4" Colonial Casing
- ❑ 3 1/4" Baseboards
- ❑ Painted Wood Sill with Apron Trim on All Windows
- ❑ Open, Finished Staircase to Lower Level Including 36" Guard-Walls with Stained, Solid Hardwood Cap
- ❑ Spacious Walk-In Closets, per Plan
- ❑ **Rubbermaid** Ventilated Wire Closet Shelving with Integral Hanging Rod at All Bedroom & Coat Closets, per Plan
- ❑ First Floor Laundry (per Plan) with In-Wall Plumbing Supply/Drain Box and Electric Dryer Hook-up with Vent to Exterior
- ❑ Six Low-Volt Prewires (Phone/Cable)
- ❑ Generous \$750 Lighting Allowance
- ❑ Fully Drywalled Interior Walls & Ceilings, Screwed and Nailed as Required
- ❑ Two Coats of **Porter Paints** Interior Wall Paint
- ❑ Sanded & Swirled Ceiling Paint Application
- ❑ Engineered Hardwood Flooring with Durable Factory Finish at Entry Foyer
- ❑ **Shaw** Stain-Resistant Carpeting in Bedrooms, Great Room, Staircase, Hallways, and Adjacent Closets
- ❑ No-Wax Vinyl Floor in Baths, Kitchen, Laundry, and Adjacent Closets
- ❑ **Kwikset** Knob-Handle Door Hardware in Satin Nickel Throughout

Your Kitchen . . .

- ❑ Furniture Quality Cabinetry Including 36" Wall Cabinets
- ❑ Your Choice of A-Grade **Granite** or B-Grade **Quartz** Countertops
- ❑ Spacious Islands with Breakfast Bar Overhang, per Plan
- ❑ Large Breakfast Room, per Plan
- ❑ Quality **Whirlpool** Appliances Including: Smooth-Top Electric Range with Self-Cleaning Oven, Microwave Hood with Vent to Exterior, & Dishwasher
- ❑ Spacious Pantry, per Plan with **Rubbermaid** Tightmesh Wire Shelving
- ❑ Stainless Steel, Double-Bowl, Undermount Sink
- ❑ **Moen** Single Lever Faucet with Integral Pull-Out Spray in Chrome
- ❑ 1/2 Horsepower Garbage Disposal

Your Master & Secondary Baths . . .

- ❑ Cultured Marble Vanity Tops with Integral Sinks
- ❑ Fiberglass Shower Base with Cultured Marble Seat & Surround (Master)
- ❑ Tempered Glass Shower Enclosure with Chrome Frame (Master)
- ❑ Furniture Quality Standard Height Vanity Cabinets
- ❑ 42" High Plate Glass Vanity Mirrors
- ❑ Linen Closet with **Rubbermaid** Wire Shelving, per Plan
- ❑ Exhaust Fans, Vented to Exterior, in All Baths & Toilet Closets
- ❑ **Moen** Faucets and Bath/Shower Valves in Chrome
- ❑ Water Efficient Toilets in White, Standard Height, Round Bowl
- ❑ One-Piece Fiberglass Bathtub with Integral Surround in White (Hall Bath)
- ❑ Towel Bar and Paper Holder Accessories in Chrome at All Baths

Outside Your Home . . .

- ❑ Fully Sodded Lot in Disturbed Areas
- ❑ Private Lawn Irrigation System with Electronic Control (Sodded Areas Only, Irrigation For Landscaping Features Available at Extra Cost)
- ❑ 10'x10' Concrete Patio at Rear Patio Door (Ingrade & Walk-Out Lots Only)
- ❑ 3' Wide Concrete Walkway From Drive To Front Porch
- ❑ Attached Two-Car Garage with Embossed Steel Panel Garage Door
- ❑ Low Maintenance **Royal** Vinyl Siding (.042"), Extended To Grade
- ❑ Permanent Address Marker

- ❑ Pre-Finished Low Maintenance Aluminum Porch Posts, per Plan
- ❑ Baked-on Enamel Gutters & Downspouts
- ❑ Full Sidelight Window at Front Entry, per Plan
- ❑ Insulated Vinyl Low E Windows with Tilt In Bottom Sash
- ❑ Two Exterior Freezeproof Hose Bibbs
- ❑ Two Exterior 110V GFI Weatherproof Receptacles
- ❑ Low Maintenance Vinyl Shutters, per Elevation
- ❑ Enclosed Vinyl Soffits & Aluminum Wrapped Fascia
- ❑ Vinyl Soffit at Porch Ceilings
- ❑ Concrete Driveways & Walks
- ❑ Splash Blocks at all Downspouts
- ❑ Community Mailbox Provided
- ❑ Generous \$750 Landscaping Allowance
- ❑ PestShield In-Wall Insect Repellent System (Rough-In Only - Pesticide Injection Service Available Separately From PestShield)

Construction Advantages . . .

- ❑ Public Utilities - Sewer, Water, Electric, and Natural Gas
- ❑ Full Height Foundation Pour with Steel Reinforcement
- ❑ **Certainteed** 30 Year Architectural Shingle with Full Felt Underlayment
- ❑ Engineered Wood Roof Trusses with 12" Overhangs at All Sides
- ❑ 7/16" OSB Roof Sheathing
- ❑ **Zip System** Exterior Wall Sheathing with Integral Vapor Barrier
- ❑ 3/4" Subfloor Glued & Nailed
- ❑ **Weyerhaeuser** Timberstrand LSL Engineered Floor Joists (First Floors)
- ❑ **Weyerhaeuser** TJI Engineered Floor Joists (Second Floors)
- ❑ 200 Amp Electrical Service Panel and Full Copper Wiring Throughout
- ❑ White Outlets, Toggle Switches, Switchplates, & Outlet Covers Throughout
- ❑ Enrolled in 5 Year Homeowner Electrical Protection Plan
- ❑ Pre-Wired Ceiling Outlet for Future Garage Door Opener
- ❑ PEX Water Supply Lines and PVC Drains
- ❑ Shut-Off Valves at All Plumbing Fixtures
- ❑ Utility Water Service Bibb in Basement
- ❑ Rubberized Foundation Waterproofing System with 10 year Mfr. Warranty
- ❑ Interior Hydra Channel Drain Tile System with Sump Pit

Energy Efficiency . . .

- ❑ R-38 Blown-In Ceiling Insulation
- ❑ R-13 Insulated Sidewalls
- ❑ Fully Insulated Band Boards
- ❑ Draft-Stopping Foam Sill Sealer Between Sill Plate and Foundation
- ❑ **Lennox** 80% A.F.U.E. Gas-Fired Forced Air Furnace
- ❑ **Lennox** 13 S.E.E.R. Electric Central Air Conditioning System
- ❑ 50 Gallon Gas-Fired Water Heater with Thermal Expansion Tank
- ❑ **Mi Windows** Low-E Single-Hung Vinyl Windows with Tilt-In Bottom Sash and Removable Insect Screens
- ❑ **Therma-Tru** 36" Insulated Entry Door with Integral Sidelights, Per Plan
- ❑ 6' Wide Vinyl Insulated Patio Door with Sliding Screen Panel, per Plan
- ❑ Full Weather Stripping at Exterior Doors

For Your Safety & Security . . .

- ❑ **Kidde** Interconnected Smoke & Carbon-Monoxide Detection System with Alarms for Each Floor & Bedroom and Integral Battery Back-Up
- ❑ Ground Fault Interrupters (GFI's) in Kitchen, Garage & Baths
- ❑ **Kwikset** Satin Nickel Keyed Handleset & Dead Bolt on Front Door, and Keyed Handleset at Garage Entry Door, All Keyed Alike
- ❑ Front Door Chime



Personalizing Your New Home

To Make Your Home Uniquely Yours Consider Adding Your Choice of Some of Our Most Popular Optional Features.

Optional Architectural Features . . .

- ☐ Crown Moulding
- ☐ Window Casing
- ☐ Hardwood, Ceramic Tile & Specialized Flooring Available
- ☐ Bookcases
- ☐ Direct Vent Gas Fireplaces
- ☐ 8 Ft. 10 In. Basement Pour
- ☐ Bay Windows
- ☐ Lower Level Finishes, per Plan
- ☐ Wet Bars
- ☐ Window Grilles
- ☐ Arched Door Openings with Flanking Columns
- ☐ Crown & Chair Moldings
- ☐ Painted and Stained Colonial Staircase
- ☐ Vaulted, Coffered or Tray Ceilings
- ☐ Transoms at Exterior Windows & Doors, per Plan
- ☐ Stained Glass Front Doors & Sidelights
- ☐ Dormers, per Elevation
- ☐ Garage Door Opener and Optional Lighted Exterior Keypad
- ☐ Garage Door Window Inserts
- ☐ Insulated Garage Doors
- ☐ Finished Garage (Insulated Walls, Drywalled, and Painted)
- ☐ Coach Lights at Garage
- ☐ Cedar Sun Deck
- ☐ Low Maintenance Composite Sun Deck and Aluminum or Vinyl Railing
- ☐ Screened-In Decks
- ☐ Concrete Patios
- ☐ Traditional Woodood Rail & Balusters or Wrought Iron Look Balusters
- ☐ Spindles at Staircase
- ☐ Lever Door Handles
- ☐ Natural Gas Dryer Hook-Up

Optional Bathroom Features . . .

- ☐ Whirlpool Tubs
- ☐ Brass or Specialized Plumbing Fixtures
- ☐ Specialized Flooring
- ☐ Additional Baths
- ☐ Optional Luxury Master Bath per Plan
- ☐ Double Bowl Vanity, per Plan
- ☐ Comfort-Height Vanities
- ☐ Comfort-Height Toilets and/or Elongated Bowls

Optional Kitchen Features. . .

- ☐ Custom Appliance Colors
- ☐ 42" Wall Cabinets
- ☐ Gas Appliances
- ☐ Specialized Flooring
- ☐ Glass Cabinet Doors
- ☐ Under Cabinet Lights
- ☐ Cast Iron Sinks
- ☐ Island with Counter-seating
- ☐ Water Line for Refrigerator Ice Maker

Quality National Brands You Can Trust

CertainTeed
SAINT-GOBAIN

LENNOX

Kwikset

Mi
WINDOWS
and DOORS

Rubbermaid

Whirlpool

Shaw
FLOORS

MOEN

THERMA TRU
DOORS



PPG
PORTER PAINTS

Kidde



Weyerhaeuser

ROYAL
Building Products

1952



The
KEMP HOMES Co.
A Legacy of Design, Quality & Value

2020



A Long History of Service & Dependability

With Over Sixty Years of Homebuilding Experience You Can Be Assured That Kemp Homes Will Deliver Not Just A Top Quality Home But Also a Top Quality Home Building Experience. All Kemp Home Owners Receive:

- ☐ Pre-Construction Meeting with Your Construction Superintendent
- ☐ Color Selection Assistance from Our Knowledgeable Sales Associates
- ☐ Electrical Walk-Through with a Master Electrician Prior to Drywalling
- ☐ Pre-Closing Walk-Through and Orientation in Your New Home
- ☐ 1-Year Homeowner's Protection Plan by Builder
- ☐ 2-Month & 11-Month Protection Plan Service Checklist
- ☐ 1-Year Construction Warranty by Centricity
- ☐ 1-Year Systems Warranty by Centricity
- ☐ 10-Year Structural Warranty by Centricity

A Legacy of Design, Quality & Value



Find Your New Home at kemphomes.com

