

STANDARD FEATURES

EXTERIOR

- Striking elevation w/ low maintenance vinyl siding
- Brick, shake, and front porch, per plan
- Engineered roof trusses and foundation systems
- Energy efficient vinyl tilt low-E windows w/ screens
- 25-year architectural roof shingles
- Decorative vinyl shutters, per plan
- Ventilated roof system
- Concrete driveway
- Rain diverters over exterior doors
- 2-car double-door garage w/ raised panel steel door
- Smooth fiberglass 9-lite front door
- Satin nickel decorative curved handle on front door
- Sliding glass door w/ low-E glass
- 2 weather proof electrical outlets
- 2 hose bibs (front & back)
- 10x10 Concrete patio

FAIL SAFE CONSTRUCTION

- Monolithic slab foundation
- Slab expansion system
- Garage anti-leak system
- Structural sheathing
- 16" on center on load bearing walls, per code
- Engineered concrete slab
- Anti-moisture caulking
- Anti-moisture window wrap
- Raised yard for adequate drainage

LANDSCAPING

- Professionally landscaped yard w/ tree, shrubs, & pine straw
- Community mailboxes per USPS regulations

ELECTRICAL

- Electric service panel in garage
- Underground utilities
- Category 5 wiring for high speed internet capability
- Phone & cable outlets throughout bedrooms & living areas
- Doorbell
- Smoke & carbon monoxide detectors, per code
- Satin nickel lighting package in major living areas
- Carriage light on garage exterior
- **Ceiling fan w/ light kit in great room & master bedroom, per plan**
- Pre-wire for garage door openers

BUILDER SERVICES

- Tamper resistant outlets
- 2-10 Home Buyer's Warranty
- Buyer home orientation & walk-through before closing
- Closing coordinator to ensure timely closing
- Full-time Warranty Department for quality customer service
- Renewable retreat & repair termite bond

INTERIOR

- Stunning volume or specialty ceilings in foyer, great room, and/or master bedroom, per plan
- 9' ceilings on first floor
- Smooth walls & ceilings
- LED disc lighting in the kitchen
- 25 oz stain resistant carpet w/ 6lb pad
- Natural finish Maple Wood 42" cabinets
- Laminate countertops w/ color choice
- **Luxury vinyl plank throughout living areas downstairs**
- Rockport style smooth interior doors
- Wainscoting in dining room, per plan
- Satin nickel lever style door hardware
- Vinyl coated closet shelving
- Sherwin Williams First Star paint throughout
- Scuttle hole attic access, not floored
- **2" faux wood blinds for all windows on front of home, per plan**
- Finished garage
- **Kitchen island, per plan**

INSULATION/ENERGY SAVINGS

- EarthCents certified
- Programmable thermostat
- 13-SEER Carrier heat pump w/ R410 refrigerant
- Insulated high efficiency duct system
- **Spray foam insulation in roof deck**
- R-38 blown fiberglass insulation in attic
- R-19 batt fiberglass insulation in walls
- R-8 insulated duct work
- Dryer vented to outside
- Home sealant package including complete insulation of building envelope
- Engineered HVAC system
- LED bulbs in light fixtures
- HERS testing and rating by third party
- Low-E vinyl windows

PLUMBING

- **Master Suite w/ separate shower and garden tub**
- Chrome faucet package throughout kitchen and bathrooms
- Ice maker water stub out in kitchen
- Pedestal sink w/ frameless oval mirror in powder room, per plan
- Two 50-gallon high-efficiency electric water heaters, per plan
- Stainless steel double bowl sink w/ sprayer in kitchen
- Oval white porcelain sinks in bathrooms
- Washer & dryer hookups
- Master water shut-off in garage
- 2 exterior sanitary clean-outs in front yard

APPLIANCES

- Stainless Steel smooth-top self-cleaning electric range w/ clock
- Stainless Steel recirculating microwave hood/vent combo
- Stainless Steel multi-cycle ENERGY STAR rated dishwasher