

# STANDARD FEATURES

## *Home Site Features*

- ✓ Free lot evaluation
- ✓ Culvert at road, where required
- ✓ Broom finished concrete lanai,
- ✓ Brick pavers driveway, entry and sidewalk
- ✓ Lot preparation (\$7,000 lot allowance)
- ✓ Well & septic system (\$11,000 allowance)  
central water and sewer tap are extra cost
- ✓ Professional landscape package - per code
- ✓ Power company determines the garage location

## *Building Features*

- ✓ **Concrete/steel exterior wall system**
- ✓ Steel reinforced poured concrete foundation (per plan)
- ✓ Soil treatment under slab for termite protection
- ✓ Vapor barrier under concrete slab
- ✓ Engineered roof trusses with Tech Shield radiant barrier
- ✓ Metal roof standard on all models
- ✓ Gutters around entire house
- ✓ One exterior hose bib
- ✓ **Impact glass** Low-E insulated windows
- ✓ White aluminum soffit and aluminum fascia
- ✓ 9 ft. ceilings with enhanced tray ceilings (per plan)
- ✓ Wire shelving in all closets

## *Bathrooms*

- ✓ Granite countertops - choice of 7 colors
- ✓ Solid wood vanities – choice of 5 styles
- ✓ Single-level chrome or brushed nickel faucets
- ✓ Free-standing walk-in shower in master bath
- ✓ Ceramic wall tile in hall bath and master shower
- ✓ Tub/shower combo in the secondary bathrooms
- ✓ Exhaust fans vented to exterior (per code)
- ✓ Schuler in lieu of bullnose countertop
- ✓ Dual vanity mirrors in master bath

## *Garage Features*

- ✓ Double-layer: Steel + insulated door
- ✓ Garage door opener with two transmitters
- ✓ Single light fixture
- ✓ Decorative coach lights
- ✓ Textured drywall
- ✓ Paint

## *Electrical*

- ✓ Lighting in the kitchen and laundry room
- ✓ Light fixtures in the bathrooms
- ✓ Decorative light fixtures throughout
- ✓ Exterior water-proof electrical outlets (per plan)
- ✓ Smoke detectors in designated areas
- ✓ Pre-wired for ceiling fans (per plan)
- ✓ Pre-wired for TV outlets (per plan)

## *Flooring*

- ✓ Waterproof vinyl plank- 7 color choices – 25 year warranty
- ✓ All bedrooms include vinyl plank flooring
- ✓ Waterproof vinyl flooring in all bathrooms

## *Energy-Saving Features*

- ✓ High efficiency air conditioning system
- ✓ R-30 ceiling insulation
- ✓ Energy efficient 40 gallon water heater
- ✓ Impact Glass Low-E insulated windows
- ✓ R-30 exterior “HercuTech” walls vs R-3 CBS
- ✓ Patented energy efficient thermostat
- ✓ Tech shield radiant barrier 1/2 “ roof sheathing
- ✓ Rubber membrane applied to roof sheathing
- ✓ Metal roof – Estimated lifetime 50 years

## *Interior Finishes*

- ✓ Skip trowel finish on walls and ceilings
- ✓ Two panel interior doors with brushed nickel hardware
- ✓ Brushed nickel front door knob with deadbolt
- ✓ 5 ¼” baseboards - 3 ¼ ” casings
- ✓ Six panel fiber glass insulated front door
- ✓ Sliding glass doors (per plan)
- ✓ 2” wood blinds throughout

## *Kitchen*

- ✓ Stainless Steel Whirlpool appliance package (or similar):
- ✓ Solid wood cabinets with dovetail drawers
- ✓ Granite countertops – 7 color choices
- ✓ Stainless steel 2 compartment sink
- ✓ Moen single lever chrome or brushed nickel faucet
- ✓ Pre-plumbed for ice-maker line.