

## QUALITY CONSTRUCTION

- Professionally engineered foundation inspected at multiple stages
- Third-party inspections at multiple times throughout construction
- Third-party energy certification
- OSB or plywood sheathing, never foam or plastic
- Termite pre-treatment for peace of mind

## ENERGY EFFICIENCY

- Open-cell foam insulation on exterior walls and roof deck (*except garage*) for tremendous energy-efficiency
- Low-E, double pane, energy-efficient vinyl or thermal break aluminum windows in choice of colors
- High-efficiency Carrier® Night-and-Day HVAC system with heat pump heater
- Energy-efficient, electric water heater (*multiple in some plans*)
- PEX® plumbing throughout for corrosion-resistance and sustainability

## EXTERIOR FINISHES

- Impressive 8 foot tall front entry door and patio door
- 30 year composition shingles with choice of colors- always nailed, never stapled
- Seamless rain gutters, color-matched to exterior
- Fully-sod yard in Bermuda
- Irrigation system for entire yard with Rain Bird® control box in garage
- Flower beds and (2) trees in front yard
- Six foot, unstained cedar fence with metal posts and gate
- Two electrical outlets in front-facing soffit on interior switch
- One electrical outlet in rear-facing soffit on interior switch
- "Up-lights" (LED accent lights) mounted on exterior of home with interior switch
- 100% masonry (brick, stone, combination) or painted James Hardie® lap or board-and-batten siding exterior

## INTERIOR FINISHES

- 4.5" colonial crown molding throughout entire home (*except closets, pantry, and garage*)
- 5.25" colonial baseboard throughout entire home (*including garage and closets*)
- 3.5" colonial casing around all windows, doors, and openings
- All windows 100% wood-trimmed with wood window sills and skirting
- Delta® Diamond Seal Technology® (DST) plumbing fixtures throughout, multiple styles and finishes available
- White, under-mount ceramic sinks in all bathrooms
- Ceiling fans in living room and all bedrooms (*most with light kit*)
- Masonite® hollow-core doors with multiple available styles
- 2" faux wood blinds on all windows (*except transoms and master tub window*)
- Mohawk® Bowman-series luxury vinyl plank throughout all living spaces (*engineered hardwood and wood-plank tile options also available*)

## INTERIOR FINISHES (*continued*)

- Upgraded Shaw® Simply The Best carpet in bedrooms (*and second floor living spaces, if applicable*)
- Ceramic tile flooring in bathrooms
- Built-in mud bench with coat hooks (*in most plans*)
- Recessed can lighting in all living areas, bathrooms, and master bedroom
- Custom, wood closet shelves and rods built to client specifications
- All mirrors trimmed in metal trim to match plumbing fixtures or 3.5" colonial wood casing
- Door, cabinet, and bath hardware in multiple style and colors
- Cultured marble tub surrounds in guest baths
- "Comfort-height" (ADA), elongated toilets with soft close lids
- Rocker-style light switches throughout
- 42" wood-burning fireplace with masonry surround to ceiling, masonry hearth, and stained wood mantle

## LUXURY KITCHEN

- 100% wood cabinets, designed and built locally, available painted or stained, in multiple door styles
- Recessed can lighting
- Stainless steel, quartz-composite, or apron-front ("farm") kitchen sink options
- GE® 36" five burner, electric cook top with stainless steel accents
- GE® top-control dishwasher with stainless steel exterior and stainless steel interior tub
- GE® 30" wall oven in stainless steel finish
- GE® wall-mount microwave with stainless steel trim kit
- Granite, quartz, or quartzite countertops with choice of edge styles
- Multiple hanging island light pendants
- Delta® Diamond Seal Technology® (DST) kitchen faucet with pull-down spout
- Badger® sink disposal with push button control in countertop
- Under-cabinet LED lighting

## EXTRAVAGANT MASTER BATH

- Granite countertops with under-mount vanity sinks (*quartz, quartzite, or marble options available*)
- Custom-built wood cabinets with choice of doors styles
- Delta® Diamond Seal Technology® (DST) plumbing fixtures with 8" widespread vanity faucets
- Luxury, free-standing or drop-in soaking tub with Delta® wall-mounted tub filler
- Fully-tiled master shower with bench
- Frameless glass shower half wall
- Frameless glass shower door

## TECHNOLOGY

- Home pre-wired with Cat-6 and coaxial in most rooms, including rear patio
- Exterior mounted coded keypad for garage door
- Wired alarm system on all operable windows and doors with two keypads, siren, and motion sensor