

CONSTRUCTION FEATURES

- 9' poured concrete foundation (excluding slab plans)
- Form-A-Drain concrete footing forms & draining
- Waterproofing on foundation walls, if applicable
- 10' Ceilings on main floor
- 2x6 exterior wall construction (garage 2x4)
- Zip system sheathing and tape
- Covered concrete patio or low maintenance decking
- Radon passive mitigation pipe, no blower
- Windsor black exterior / white interior windows
- Metal area wells for egress windows, if applicable
- James Hardie fiber cement siding
- Stone veneer on elevations per plan
- Certainteed Landmark designer shingles
- Painted fiberglass front entry door
- Metal gutters and downspouts
- WD 600 Series insulated steel garage doors
- Belt drive openers with remotes & keypad
- Irrigation system
- Full yard of sod with basic landscaping package

MECHANICAL & ENERGY FEATURES

- 95% Energy Efficient Lennox furnace
- 14/16 SEER Lennox central air conditioner
- 1 programmable thermostat
- Tankless Water Heater
- Dynasty Electric Fireplace
- Range Hood Blower Unit Vented to Exterior
- Whole Home Humidifier
- 200-Amp electrical service
- Interconnected smoke detectors & co detector
- 2 exterior electrical outlets
- 2 exterior faucets
- Separate water/icemaker line to refrigerator
- CAT6 data connections in all bedrooms & living room
- CAT6 connection for secondary access point
- Coax connections in all bedrooms & living room
- Blow-In Blanket R-21 exterior wall insulation
- R-40 fiberglass blown insulation in attic space
- Access to fiber internet service

INTERIOR FEATURES

- Painted or stained recessed panel or slab cabinetry
- Crown molding on kitchen cabinets
- Custom kitchen pantry shelving
- Comfort height bathroom vanity cabinets
- Wrapped mirrors in all baths
- 3cm Quartz countertops with backsplash
- Luxury vinyl planks (lvp) in kitchen, laundry, halls, main floor living room and bathrooms
- Floor to ceiling stone fireplace with box mantle
- Master bath tile floor and shower
- Carpet in all bedrooms and finished basements w mid grade upgraded carpet pad
- Painted 5 ¼" eased edge base
- Painted windows sill and 3 ¼" casing
- Painted recessed 1 or 2 panel hollow core doors (8' on main. 6'8" in basements if applicable)
- Schlage latitude interior door hardware
- Thermatru exterior door handle set
- Delta plumbing fixtures
- Super single bowl silgranite kitchen sink
- ½ hp garbage disposal
- Gerber viper ergo height toilets
- Ceramic rectangle lav sinks in all baths
- Choice of designer light fixtures
- Decora rocker-style switches throughout
- LED lighting
- Under cabinet plugs and lighting in Kitchen
- Allowance for custom wire closet shelving
- Orange peel textured drywall with square corners
- Executive knockdown textured drywall on ceiling
- Drywalled garage (not painted)
- Eggshell paint on walls, semi-gloss on woodwork
- Gourmet appliance package in kitchen with gas range, dishwasher, microwave and french door fridge

WARRANTY

- Unmatched responsiveness and customer care
- 1 Year Workmanship / 10 Year Structural Protection
- Final Closing Walkthrough

PLEASE CONSULT FULL SPECIFICATIONS ATTACHED TO PURCHASE AGREEMENT FOR MORE DETAILS