

**STANDARD FEATURES****Living Area**

- \* Choice of 2 flat latex wall colors. One main color and one accent color.
- \* One latex paint color for smooth, painted ceilings throughout.
- \* One oil base trim paint color throughout
- \* Oak hardwood floors in entire main level excluding wet areas  
Bathrooms (Tile) and Bedrooms (Carpet)
- \* Custom Minka-Lavery Lighting Package (\$4,500 allowance)
- \* Custom Wood or Free slide wire shelving in all closets
- \* 42" Vent less fireplace with gas logs
- \* Santa Fe bead board style or Princeton style painted interior doors  
with rubbed bronze hinges and knobs.
- \* Quality Mohawk carpet throughout - 42 oz face weight with 8 lb. pad
- \* Exterior doors have keyed bolts
- \* 1/2" Wallboard through (5/8" in garage)
- \* Custom-built maple cabinets throughout. Self closing under mount  
guides and 5" rope crown in kitchen
- \* Oil rubbed bronze lever hardware on doors
- \* Crown molding in most areas
- \* Chair rail in dining room
- \* 3 1/2" Door and window trim
- \* 5 1/4 - 7" Baseboard throughout
- \* Smooth Painted Ceilings
- \* Granite countertops throughout house
- \* Under mount deep stainless steel sink in kitchen

**Bedrooms and Baths**

- \* Walk in closets in master, per plan
- \* Oversized plate glass vanity mirrors with beveled edges on tops & sides
- \* Ceramic Tile shower in master bath
- \* Tray ceiling in master bedroom, plan permitting
- \* Tile Surround Jacuzzi tub in master bath
- \* Delta Victorian Venetian bronze faucets throughout
- \* Kohler Cimmaron chair height commodes throughout
- \* White Porcelain pedestal sink or decorative furniture vanity in powder room

**Appliance Package**

- \* JennAire appliances, stainless finish
- \* Smooth top downdraft cook top
- \* Dishwasher (stainless interior)
- \* Built in microwave/oven combo
- \* Disposal

*These standards are deemed reliable but are not guaranteed as they are representative and can vary per plan. In the event of material shortages or back ordered items, builder reserves the right to make substitutions.*

## STANDARD FEATURES

### Exterior

- \* Brick & Stone exterior facade
- \* Maintenance free vinyl siding for soffit and exterior trim
- \* Two exterior frost proof water faucets
- \* 14' x 20' patio or deck on each home
- \* Maintenance free aluminum 5" gutters and 3" x 4" down spouts piped away from foundation with drainage emitters
- \* Professional landscape package including sod front lawn
- \* 30 Year High Definition architectural shingles
- \* Aggregate finish concrete driveway and sidewalks (per subdivision requirements)

### Electric, Heating & Air System

- \* 10 year parts and labor - 13 seer Hi Efficiency Heat and Air system with inline dampers
- \* Wiring for cable in all bedrooms, great room, bonus room
- \* CAT 5 Telephone outlets in all bedrooms, great room, bonus room & kitchen
- \* Wiring for 2 weatherproof plugs (1) Front and (1) Rear
- \* 5 Double eve lights (3) Front and (2) Rear
- \* Wired for ceiling fan in Great Room and Bonus Room, and all bedrooms
- \* Bath fans or fan/light combination where needed
- \* Install smoke detectors as per code
- \* Furnish and install any porcelain light fixtures where needed
- \* Automatic 1/2 HP garage door opener
- \* Can lights in most areas
- \* Front Door Chime

### Energy Saving Features

- \* Insulated exterior doors
- \* Floors & Drywall glued and screwed
- \* Crawlspace waterproofed, graveled with black poly vapor barrier
- \* R-30 insulation in Ceilings
- \* R-13 insulation in Walls
- \* Aluminum clad wood windows with Low E tinted glass  
Casement or Double Hung
- \* Caulk all plates, corners and heaters
- \* 80 gallon electric hot water heater with hot water re-circulator system.  
Virtually instant hot water at all locations at any time

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