

*The Standard Features and specifications of Gracepoint Homes were selected for their enduring value. Our homes are built with care and pride, using only the finest materials. We believe that everyone should have the freedom to choose how they want their house to look and feel. We differentiate ourselves by realizing that our role is to **never** compromise the structural integrity and to ensure energy efficiency. This is backed by our unsurpassed 10 year **Stucsure** Home Owner Warranty Program.*

MASONRY AND FOUNDATION

- ❖ Post-tension monolithic slab engineered per site
- ❖ 4" Cushion sand under 4" of 2500 lb. psi
- ❖ Moisture barrier (6 mil poly) between sand and slab
- ❖ 100% Fibercement siding and trim.

LUMBER AND FRAMING

- ❖ Minimum 2"x4" studs on all exterior walls; 16 inch on center
- ❖ 2"x6" studs on all exterior walls 12' or higher
- ❖ Solid 2"x6" lumber on all stair treads
- ❖ 7/16" Radiant Barrier roof decking (Techshield)
- ❖ 3/4" LP Top Notch 350 Series floor decking nailed and screwed to joists
- ❖ 10 ft plate height (plan specific)
- ❖ Hardi soffit with continuous venting

HEATING AND COOLING

- ❖ 14 SEER Lennox high energy efficient HVAC system
- ❖ Natural Gas heating units with electronic spark ignition
- ❖ Honeywell VisionPRO 6000 digital programmable thermostat

INSULATION

- ❖ Easy Operating and Energy Efficient VINYL Windows
- ❖ Custom installed weather-stripping on all exterior wood and metal doors
- ❖ Double Poly Seal on all doors, windows and exterior penetrations
- ❖ R-13 fiberglass batt insulation in all exterior framed walls
- ❖ R-22 fiberglass batt insulation in all sloped ceilings
- ❖ R-30 fiberglass blown insulation in all attic spaces
- ❖ Barrier sheathing on all hot walls (Walls that share one side with attic and not insulated typically)
- ❖ Fiber Cement Backing behind ALL tile walls

PLUMBING

- ❖ Oversized Garden acrylic soaker tub
- ❖ Rapid recovery 40 Gallon water heater
- ❖ Moen – "Brantford" fixtures and bath hardware
- ❖ Vanguard Manabloc Plumbing System (33% More efficient than copper)
- ❖ Two hose bibs for ease of watering
- ❖ Elongated commodes in All Bathrooms
- ❖ Double bowl stainless steel sink

ELECTRICAL AND LIGHTING

- ❖ Ceiling Fans in Family Room, Master Bedroom, Gameroom (Per Plan)
- ❖ Secondary Bedrooms blocked and wire for ceiling fans
- ❖ 100% Copper electrical wiring
- ❖ 2 – Exterior 110-volt covered weatherproof outlets on GFI circuit (per plan)
- ❖ Smoke/CO detectors throughout
- ❖ Electrical outlets on all kitchen islands
- ❖ 1 of 4 Quality Assurance meetings with builder to customize electrical locations
- ❖ Fluorescent lighting in Master Closet
- ❖ Recessed Lighting in Kitchen

- ❖ Telephone outlets in Kitchen, Master Bedroom, Study, Family, Game Room/Media
- ❖ Cable T.V. wiring in Master Bedroom, Family Room, Study and Gameroom

TRIM AND CABINETS

- ❖ 42" Flat Panel Maple Kitchen Cabinets
- ❖ Hidden Euro hinges
- ❖ Full extension drawer guides
- ❖ 2 Panel Interior Doors
- ❖ 6'8" Solid Core Exterior Door at Garage entry
- ❖ Choice of Bungalow or Craftsman Solid Mahogany Front Door

INTERIORS

- ❖ Kwikset interior hardware Brushed nickel finish
- ❖ Separate Tub and Shower with Ceramic Tile in Master Bathroom
- ❖ Sherwin Williams Paint – Choice of 6 Packages
- ❖ Rounded Sheetrock corners throughout entire home

EXTERIORS

- ❖ Covered Patios (All Plans)
- ❖ Elaborate and award winning architectural designs
- ❖ Cedar Fencing with treated 4 x 4 posts
- ❖ Variety of Elevations to choose from
- ❖ Full Sod and landscape package including shrubs and plant materials
- ❖ Full Irrigation System

- ❖ Kwikset Brushed Nickel exterior door lock
- ❖ Exterior lighting at front and back door
- ❖ 30 year Mildew Resistant Architectural Shingle

OUR QUALITY PROGRAM

- ❖ 2-2 Hour appointment with professional decorator in design center
- ❖ 4 Quality Assurance meetings with onsite Construction Manager
- ❖ Independent 3RD Party Code Certified Inspection Service

OUR WARRANTY

- ❖ 10 year Home Warranty by StrucSure
- ❖ 10 year HVAC (limited) on Compressor and Parts
- ❖ 2-year major mechanical (parts and labor) warranty
- ❖ 1- year functional warranty
- ❖ 20 year transferable warranty – LP Techshield
- ❖ 25 year transferable - Fibercement Product
- ❖ 30 year warranty on shingles
- ❖ 10 year warranty with reimbursement option - Vanguard Manabloc
- ❖ Lifetime Warranty – Moen Plumbing Fixtures



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