



Builder's Specifications

Warranty

- ✓ 10 Year Structural Home Warranty
- ✓ 1 Year Mechanical Home Warranty

Foundation

- ✓ Engineered and inspected by registered engineering firm
- ✓ 3000 PSI concrete
- ✓ 6 Mil poly-vapor barrier
- ✓ Borate Termite treatment to the frame

Energy Efficiency

- ✓ 16 S.E.E.R. Air conditioning
- ✓ Constructed to meet, or exceed, Energy Star program requirements
- ✓ Constructed to meet, or exceed, International Residential Code
- ✓ Radiant barrier decking for cooler attic
- ✓ Ridge vents or air-hawks combined with continuous soffit ventilation for a cooler attic
- ✓ Poly-foam sealant around all windows, doors, exterior base plates and plumbing, electrical, and HVAC penetrations to exterior wall or attic
- ✓ R-30 blown Fiberglass insulation in attic
- ✓ R-13 blown Cellulose exterior walls
- ✓ R-22 blown Cellulose sloped walls
- ✓ Double pane low emission windows
- ✓ OSB or Dow Tuff-R Styrofoam sheathing (where applicable)

Framing

- ✓ Frame inspected by an independent engineering firm
- ✓ Treated sole plate
- ✓ Vapor barrier under sole plate on exterior walls
- ✓ 16" on-center 2x4 interior and exterior studs
- ✓ 1 1/8" tongue and groove sub floor that is glued, nailed, and screwed down.



Builder's Specifications Continued

Exterior Features

- ✓ Sherwin Williams stain resistant primer with exterior gloss paint
- ✓ Hardiplank siding per plan (where applicable)
- ✓ Continuous soffit vent
- ✓ Hardiplank or rot resistant material for porch ceilings
- ✓ Brick and Stone exterior
- ✓ Mahogany half-light leaded glass front door with Oil Rubbed Bronze handle set
- ✓ Gutters on front elevation
- ✓ Upgraded Non-corroding and non-warping vinyl frame double paned low-emission windows
- ✓ Divided light windows on front elevation

Interior Features

- ✓ Custom job-built Maple wood cabinetry with 42" uppers in kitchen, Master Bath, and Powder room
- ✓ Eight foot doors throughout home
- ✓ Ten to twelve foot ceiling heights
- ✓ Wood flooring in the Formal Dining and Study
- ✓ Beautiful stained full-light glass doors leading to the study
- ✓ Granite countertops with bull-nose edge throughout.
- ✓ Bosch stainless steel appliance package including microwave, 36" cook-top, 30" oven, and dishwasher
- ✓ Double crown molding in entry, formal living and formal dining rooms
- ✓ Large Chair rail in formal dining room
- ✓ Large casing and Large 8" baseboards throughout entire house
- ✓ Raised two-panel Roman interior doors
- ✓ Alarm system pre-wire to include keypad, and cat 5 structural wiring with home office port
- ✓ Surround sound pre-wire installed in the room of your choice
- ✓ Upgraded Oil Rubbed Bronze lighting package.
- ✓ Ceiling fans installed in family room and master bedroom and all secondary bedrooms
- ✓ Upgraded double-sided fireplace with stone and brick surround that is operated with a switch or remote control
- ✓ Rounded sheetrock corners throughout home
- ✓ Six foot Whirlpool tub system in master bedroom
- ✓ Tile flooring installed in entry, kitchen, breakfast area, utility, and all bathrooms
- ✓ Tile backsplash installed in kitchen

- ✓ Tile master shower and 12" tile walls in secondary baths
- ✓ Oil Rubbed Bronze door hardware
- ✓ Oil Rubbed Bronze Price Pfister bathroom fixtures with 8" spread in master bath and 4" spread in secondary baths
- ✓ Upgraded elongated commodes throughout home
- ✓ Rocker (Decora) switches throughout house
- ✓ Upgraded blown cellulose insulation