



# STANDARD FEATURES

## The Arbor Collection

### ENERGY SAVINGS AND COMFORT

- **EFL Heating and Cooling Energy Use Guarantee (limited)**
- **EFL Heating and Cooling Energy & Comfort Guarantee (limited)**
- **High Efficiency 16 SEER HVAC system with Trane condenser and 80% AFUE Trane furnace**
- 100% Compact Fluorescent Lamps and meets/exceeds current **Energy Star** standards
- **R-13** wall insulation, living areas (except windstorm areas)
- **R-38** blown-in attic insulation, living areas
- **R-22** insulation on sloped ceilings, at top plates per **Energy Star** specs, living areas
- Foil-backed **R-8** A/C ductwork
- **Polycel®** insulation around windows, doors, bottom plate and other openings
- Double-pane **LoE<sup>3</sup>** beige insulated vinyl windows that tilt-in for easy clean
- Energy efficient **Tech Shield®** or equivalent radiant barrier roof decking
- 1/2" **Dow® R-3** insulated sheathing, except windstorm areas
- **Honeywell®** programmable thermostat
- High-efficiency gas water heater
- Natural gas cooking

### EXTERIOR DETAILS

- Concrete driveways and walks
- Craftsman Style 6-light mahogany front door, optional upgrade ironwork inset over reeded or rain glass
- Engineered post tension slab
- Fiber Cement exterior siding with 25-year manufacturers limited warranty
- Fiber Cement exterior trim materials with 15-year manufacturers limited warranty
- Full light rear door with integral blind
- Full sod in front and back yard, fenced rear yard
- Landscaped front yard to developer requirement
- Large covered front porches and rear patios on most plans
- Two exterior faucets
- **Wayne-Dalton** Sonoma insulated garage doors, with garage door opener and two remote controls
- Weatherproof exterior electrical outlets near front and rear doors

### INTERIOR DETAILS

- 1/2"- 5# Rebond carpet pad with standard carpet. Carpeting with a five-year wear limited warranty.
- 2" faux-wood blinds in all operable windows
- Arched sheetrock openings, per plan
- Crown molding in entry, family room, dining and master bedroom
- **Delaney** distinctive door hardware with oil rubbed bronze finish
- **Energy Star** rated multi-speed ceiling fan with light kit in master bedroom, family room and game room. Blocked and wired for ceiling fans in secondary bedrooms and rear patios, per plan.
- Folding stair or door access to attic, per plan
- Interior electrical breaker service panel
- Oil rubbed bronze iron spindle balusters, per plan
- Oil rubbed finish designer light fixtures
- Pre-wired for cable television outlets in family room, game room, study and all bedrooms
- Pre-wired for telephones in kitchen, family room, game room, study and all bedrooms
- Raised ceilings and rounded sheetrock corners
- Roman Arch 2-panel interior passage doors with smooth finish
- Security System with motion detector and two key pads
- Smoke and carbon monoxide detectors
- Suspended light fixture in dining room, per plan
- Two-tone decorator color scheme, featuring Moth Gray walls with Shell White trim

### KITCHEN DETAILS

- **Brandom Cabinetry** with 42" high uppers, maple drawers with dove-tail construction, and full extension guides.
- Complete **GE®** black or white appliance package including:
  - Extra-large **GE®** standard-clean energy efficient gas range
  - **Energy Star** rated built-in **GE®** dishwasher
  - Built-in **GE®** microwave
  - **Energy Star** rated side-by-side 22 cubic foot **GE®** refrigerator with icemaker
- **Delta®** Leland chrome faucet
- Granite countertops (choice of two colors standard) with polished square edge. Kitchen countertop overhangs for informal dining, per plan.



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- Recessed can lighting
- Stainless steel 60/40 under-mount sink with garbage disposal and tile backsplash
- Tile flooring in kitchen and breakfast area

### Important Note:

Features are subject to change without notice and may differ slightly in homes according to start date. Homes under construction may have included upgrades. 8-1-16

### MASTER BATH DETAILS

- Air conditioned, walk-in closets with fluorescent lighting
- **Brandom Cabinetry** with 36" high vanity cabinets and matching wooden medicine cabinet
- **Broan®** quiet ventilation fan
- **Delta®** chrome faucets and Mason Designer bath accessories
- Elongated commode
- **Royal®** cultured marble matte finish vanity tops with white integrated wave bowl sink
- **Royal®** deep oval white garden tub with tile backsplash
- Separate shower with tile surround
- Tile flooring

### SECONDARY BATH DETAILS

- **Brandom Cabinetry** with 32" high vanity cabinets and matching wooden medicine cabinet
- **Broan®** quiet ventilation fan
- **Delta®** chrome faucets and Mason Designer bath accessories
- Elongated commodes
- **Royal®** acrylic white tub with tile shower walls
- **Royal®** cultured marble matte finish vanity tops with white integrated wave bowl sink
- Tile flooring

### LAUNDRY ROOM DETAILS

- **Broan®** quiet ventilation fan
- **GE®** front-load electric laundry set
  - Energy Star rated front-load **GE®** washer
  - Electric dryer, with optional gas dryer upgrade
- Interior laundry room with tile flooring

### CONSTRUCTION DETAILS

- 10-Year Home Buyer's Warranty
- Detailed home inspection by independent inspector
- High quality laminated **Owens Corning®** composition roof shingles with 30-year warranty
- Post tension foundation certified on-site by an independent engineer