



Superior Features //

- Consistent Wi-Fi coverage throughout home
- Wi-Fi keyless entry at front entry door with video door bell (main house and garage apartment)
- Wi-Fi garage door opener with transmitters
- Prewired for surround sound in living room
- Stainless steel kitchen appliance package (does not include refrigerator)
- 10' ceilings on first and second floors
- 16-SEER, 95% efficient HVAC system with smart thermostat
- Open cell spray foam insulation in exterior walls and attic rafters
- 6.5 GPM tankless gas water heater (installed in attic)
- White Oak hardwood flooring throughout main house and garage apartment (less wet areas)
- Premium engineered 2 CM Calacatta Laza quartz counters with straight edge throughout
- Taexx in-wall pest control tub system
- Apron front kitchen sink and pull-down faucet
- Linear gas fireplace with premium tile surround and shiplap chase
- Z-wave Smart Thermostat in main house
- Security camera at back porch

Structural & Exterior Features //

- Designed by a licensed professional structural engineer
- Slab on grade concrete foundation
- 3000 psi concrete used for garage slab, driveway, and sidewalk
- Wood frame exterior wall system with 16" OC studs with ZIP System® wall sheathing panels
- Engineered and custom built trusses at second floor
- James Hardie® cement-fiber siding
- Pressure-treated lumber at columns, and the perimeter fence and entry gates
- Modern iron 4-lite front entry door
- Paint-grade fiberglass exterior doors at main house rear entry and garage apartment entry
- Elevate dual-pane single-hung low-e vinyl windows throughout
- All plate penetrations sealed with caulk or foam sealer
- All windows and exterior door jambs sealed with spray foam
- 5" K-style gutters with 2" x 3" downspouts
- 30-year composition shingled roof
- C.H.I. Skyline Flush overhead garage door with two remotes
- Iron pedestrian gate installed at front entry and iron driveway gate
- Custom metal address numbers at front column

Drywall and Paint & Stain //

- 1/2" drywall on all walls and first floor ceilings with 5/8" on all truss ceilings
- Drywall return at windows with wood sills at operable window locations
- Light texture finish on walls throughout
- Sherwin Williams paint:
 - Flat finish on walls and ceiling
 - Satin finish on trim, baseboards, and doors
- White Oak stair treads and custom iron handrails at interior stairway
- Shoe mold throughout stained to match the White Oak hardwood flooring

Interior Trim & Hardware //

- Custom shiplap fireplace in living room
- 6" paint-grade baseboard trim with shoe mold stained to match vinyl wood-like wide-plank flooring
- 4" paint-grade door trim
- Single-panel solid core doors throughout with smooth finish (painted to match baseboard trim)
- Modern iron 4-lite double doors at office
- Kwikset door knobs throughout in black finish. Exterior locks keyed alike with deadbolt on front, back, and garage apartment entry doors. Black door stops throughout to match.
- Closet shelving and clothing poles in all bedroom closets and all hall closets. Pantry and garage storage closets with shelving only.
- Site-built flush inset cabinetry throughout, including custom configuration in primary closet. Cabinet pulls and knobs are modern square style in black and satin gold finishes.
- Custom built benches at fireplace with White Oak tops
- Crown molding on the first floor and in the primary bedroom of the main house
- Frame-less glass shower enclosure with hardware to match in primary bathroom, semi frame-less shower partition with hardware to match in en-suite bathrooms
- Frame-less mirrors with a beveled edge in second floor en-suite bathrooms
- One oval mirror in black finish in first floor bathroom and two rectangle mirrors in gold finish in primary bathroom on second floor

Appliances //

- Stainless steel kitchen appliances to include:
 - 36" gas slide-in range
 - 36" custom built shiplap vent hood above range
 - 24" dishwasher
 - Built-in microwave
- Laundry appliances—washer and dryer— not included

HVAC, Electrical & Plumbing //

HVAC

- 16-SEER, 95% efficient HVAC system with smart thermostat
- Duct work is engineered and sized according to plan. Dampers are placed at trunk lines and supply lines.
- All bathrooms feature exhaust fans hard ducted to exterior
- Exterior venting of dryer
- Gas piping to furnace and hot water heater

Electrical

- 200 AMP service panel located in garage, 40 circuit breaker capacity with all receptacles and switch locations per code
- 120V outlets at the range, microwave, and dryer
- Switches are white elongated paddles with flush mount wall plates. GFCI outlets in series.
- Door chime with one button at front door
- LED recessed can lighting throughout
- LED under cabinet lighting in kitchen
- Exterior lighting in black finish
- Signature dining pendant, island pendants, and bathroom vanity fixtures throughout
- Ceiling fans in all bedrooms and living room
- Kitchen garbage disposal with 1/2 horsepower
- Smoke and carbon monoxide detectors throughout
- Prewired for CAT6 and coax cable

Plumbing

- Public water and sewer supply
- PEX supply lines or equivalent 1/2" minimum supply to fixtures
- Shut-off valve at all sinks and toilets
- Single-hole and handle sink faucets in black, brushed nickel, or chrome finish in bathrooms
- Standard size steel tub in secondary bathrooms and full shower in primary bathroom
- Frameless glass shower enclosure with hardware to match in primary bathroom
- White under mount vanity sinks in primary and secondary bathrooms
- Pedestal sink in half bath in white finish
- Single-handle pull-down faucet in gold finish in kitchen
- 1.6 gallon toilets throughout in white finish
- Rinnai 6.5 GPM tankless gas water heater or equivalent (installed in attic)
- 2 exterior hose bibs

Hard Surfaces //

- White Oak hardwood floors throughout main house and garage apartment
- Premium engineered 2 CM Calacatta Laza quartz counters throughout with straight edge
- Premium Calacatta Laza quartz continued at kitchen backsplash
- 2" X 10" matte finish subway wall tile in herringbone pattern at butler's pantry
- 12" X 24" wall tile installed in all showers with grout to match (to ceiling)
- 12" X 24" floor tile installed in primary and secondary bathrooms with grout to match
- White oak custom shelves at kitchen, butler's pantry, and stairway

Home Warranty //

Wiseman Homes provides an insurance-backed 2-10 Home Buyers Warranty on every home that we build. Please see coverage below:

- 1 full year of surety coverage against defects in workmanship
- 2 full years of distribution systems surety coverage against defects in wiring, piping, and ductwork in electrical, plumbing, and mechanical systems.
- 10 full years of structural defect coverage for load-bearing components

Please visit www.wisemanhomes.us/homewarranty to learn more.

Please Note: Features and specifications may vary from home to home and from one community to another. Wiseman Homes reserves the right to substitute equipment, materials, supplies, appliances, and brand names with items that have, in our sole opinion, equal or higher value without notice to homebuyer. Color and size variations will occur. Wiseman Homes reserves the right to alter the home standard features and specifications if necessary without homebuyer consent. Items listed in the Standard Features & Specifications document are subject to change without notice.