



STANDARD FEATURES

The Americana Collection

ENERGY SAVINGS AND COMFORT

- **Built to the Environments For Living® Diamond and Certified Green Standards**
- **Environments For Living® Heating and Cooling Energy Use & Comfort Guarantee (limited)**
- **High Efficiency 16 SEER HVAC system**
- Energy efficient light package which 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
- Poly seal insulation around windows, doors, bottom plate and other openings
- Double-pane **LoE³** colored insulated vinyl windows that tilt-in for easy clean
- **Dow/Dupont ½” R-3** insulated sheathing, except windstorm areas
- **Honeywell®** programmable thermostat
- High-efficiency gas water heater
- Natural gas cooking

EXTERIOR DETAILS

- Fiber Cement exterior siding with 30-year manufacturers limited warranty
- Fiber Cement exterior trim materials with 15-year manufacturers limited warranty
- Engineered post tension slab
- Concrete driveways and walks
- Full sod in front and back yard, fenced rear yard
- Landscaped front yard to developer requirement
- Two exterior faucets
- Large covered front porches and rear patios on most plans
- Garage doors with garage door opener and 2 remote controls
- Weatherproof exterior electrical outlets near front and rear doors
- **8 ft Classic 3-panel mahogany front door** (community specific)
- Windowed rear entry door with integral blind

INTERIOR DETAILS

- 3/8”- 5lb rebond carpet pad with standard carpet
- Carpeting with a five-year wear limited warranty
- **2” faux-wood cordless blinds in all operable windows**
- Two-tone decorator interior paint scheme, Moth Gray walls and ceilings with Delicate White trim

- Craftsman style smooth Monroe panel interior passage doors
- Raised ceilings and square sheetrock corners, per plan
- **Kwikset®** distinctive door hardware with satin nickel finish
- **Energy Star®** rated multi-speed ceiling fan with light kit in master bedroom, study and family room, per plan
- Blocked and wired for ceiling fans in secondary bedrooms, game room and rear patio, per plan
- Satin nickel designer light fixtures
- White rocker switches for all interior lighting
- Suspended light fixture in dining room, per plan
- Folding stair or door access to attic, per plan
- Pre-wired data lines in kitchen, game room, study and all bedrooms
- Pre-wired for cable television with outlets in family room, game room, study and all bedrooms
- Interior electrical breaker service panel
- Smoke and carbon monoxide detectors, per code

KITCHEN DETAILS

- 3 CM Granite countertops (limited choice of standard colors) with polished square edge
- Kitchen countertop overhangs for informal dining, per plan
- **J-Kraft, Inc. Cabinetry** with 42” high uppers with included hardware
- **GE®** black appliance package including:
 - Extra-large **GE®** standard-clean energy efficient gas range
 - **Energy Star®** rated built-in **GE®** dishwasher
 - Built-in **GE®** microwave
- **Delta®** pull down sprayer faucet
- Recessed type LED lighting
- Stainless steel 50/50 under-mount sink with garbage disposal
- Tile backsplash
- Tile flooring in kitchen and breakfast area

MASTER BATH DETAILS

- Air conditioned, walk-in closets with LED lighting
- **J-Kraft, Inc. Cabinetry®** with 36” high vanity cabinets and included hardware
- **Broan®** quiet ventilation fan
- **Delta®** chrome faucets and bath accessories
- Elongated commode
- Cultured marble vanity tops with integrated bowl sinks
- Garden tub with tile backsplash
- Separate shower with tile surround
- Tile flooring





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SECONDARY BATH DETAILS

- **J-Kraft, Inc. Cabinetry®** with 32" high vanity cabinets and included hardware
- **Broan®** quiet ventilation fan
- **Delta®** chrome faucets and bath accessories
- Elongated commodes
- Acrylic tub with tile shower walls
- Cultured marble vanity tops with integrated bowl sink
- Tile flooring

LAUNDRY ROOM DETAILS

- **Broan®** quiet ventilation fan
- Convenient overhead storage shelf with clothing rod
- Interior laundry room with tile flooring

CONSTRUCTION DETAILS

- 10-Year Home Buyer's Warranty
- Detailed home inspection by independent inspector
- High quality laminated composition **GAF** roof shingles with System Plus limited warranty
- Post tension foundation certified on-site by an independent engineer

BALMORAL THE AMERICANA COLLECTION

Additional Home Features

- Brick on Back – First Floor
- Sprinkler System – Full Yard

Important Note:

Due to current market demands and shortages of available materials from recent economic and pandemic events, Chesmar has the right to substitute materials at its sole discretion. Features are also subject to change without notice and may differ slightly in homes according to start date. Homes under construction may have included upgrades.

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