

Wiseman  
— HOMES —

*Standard Features & Specifications*



## *Superior Features //*

- Consistent Wi-Fi coverage throughout home
- Wi-Fi keyless entry at front door with video door bell
- Wi-Fi garage door opener with transmitters
- Wall-mounted IQ control panel
- Prewired for security, surround sound in living room, and stereo in kitchen and primary bedroom
- Stainless steel kitchen appliance package includes French door refrigerator and bottom freezer
- 9' 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)
- 7" X 48" luxury wood-look wide-plank vinyl flooring throughout (less wet areas) with 15 finish/color choices  
*100% water, dent, and scratch resistant*
- Engineered 2 CM quartz countertops with straight edge throughout
- Taexx in-wall pest control tub system
- Apron front kitchen sink and pull-down faucet
- Linear fireplace (plan specific)

## *Structural & Exterior Features //*

- Designed by a licensed professional structural engineer
- Post tension or crawlspace block and beam foundation design (based on site location)
- 3000 psi concrete used for garage slab, driveway, and sidewalk
- Wood frame exterior wall system with 16" OC studs (site built), 7/16" OSB plywood, 1" insulated sheathing for continuous thermal break, and plastic wrap to sustain R-value and prevent water infiltration
- Engineered and pre-built trusses at second floor
- Cement-fiber siding, pressure-treated lumber used for columns, crawl space skirting, perimeter fence, side entry gates, and porch decking and guard rails
- Paint-grade fiberglass exterior doors and dual pane single-hung low-e vinyl windows
- All plate penetrations are to be sealed with caulk or foam sealer
- All windows and exterior door jambs to be sealed with spray foam
- White 5" K-style gutters with 2" x 3" downspouts
- Roof material to be 30-year composition shingles
- Non-insulated overhead steel garage door with raised short panels in white. Comes with two remotes.
- 7' perimeter fence with pressure-treated wood (plan specific)
- Iron pedestrian gate installed at front entry (plan specific)
- Sod installed in front and back yard areas (plan specific) with limestone gravel on pedestrian pathways
- House/address numbers and mountable mailbox

## *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 (one color for all walls throughout)
  - Satin finish on trim, baseboard, and doors (one color for all throughout)
  - Up to two colors for exterior
  - Up to two colors for interior
- Oak species stair treads and handrails at interior stairway to be stained to match the selected wood-look vinyl plank flooring
- Shoe mold to be stained to match the selected wood-look vinyl plank flooring

## *Interior Trim & Hardware //*

- 6" paint-grade baseboard trim with shoe mold stained to match vinyl wood-like wide-plank flooring
- 4" paint-grade door trim
- Raised two-panel hollow core doors throughout with smooth finish (painted to match baseboard trim) with composite pre-finished barn door at laundry (plan specific), and fire rated door at garage/house entry
- Door knobs throughout in black, brushed nickel, or chrome finish. Exterior locks keyed alike with deadbolt on front, back, and balcony doors (plan specific). Door stops included.
- Closet shelving and wood clothing poles in all bedroom closets and all hall closets. Pantry and garage storage closets with shelving only.
- Stain-grade oak species stair treads for two-story floor plans with stain-grade round oak hand rails
- 7" X 48" luxury wood-look wide-plank vinyl flooring throughout (less wet areas) with 15 finish/color choices  
*100% water, dent, and scratch resistant*
- Prefabricated shaker-style cabinets in classic white or ash gray throughout with soft-close drawers and doors. Cabinet pulls to be a modern style in black, brushed nickel, or chrome finish.
- 1 tissue paper holder, 1 towel bar, and 1 towel ring per bathroom. Towel hooks will replace towel bar if limited space is available. Finish to match plumbing fixtures.
- Semi-frameless glass shower enclosure with hardware to match in primary bathroom
- Standard frameless mirrors with a beveled edge in all bathrooms

## *Appliances //*

- Stainless steel kitchen appliances to include:
  - 30" gas range with microwave/vent hood above range
  - 24" dishwasher
  - 33" French door refrigerator with bottom freezer—no external ice and water capabilities
  - 1/2 horse power garbage disposal
- 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 to be 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 (plan specific)
- LED under cabinet lighting in kitchen
- Exterior lighting (plan specific) in black, bronze, or brushed nickel finish
- Dining pendant, island pendants, and bathroom vanity fixtures (plan specific)
- Ceiling fans in primary bedroom and living room. Secondary bedrooms per plan.
- 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 bathroom and full shower in primary bathroom
- Semi-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 black, brushed nickel, or chrome 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 //*

- 7" X 48" luxury wood-look wide-plank vinyl flooring throughout (less wet areas) with 15 finish/color choices  
*100% water, dent, and scratch resistant*
- Engineered 2 cm quartz countertops with straight edge throughout
- White glossy subway backsplash tile installed at kitchen with neutral grout (will not meet ceiling)
- 12" X 24" wall tile installed in all showers with grout to match (will not meet ceiling)
- 12" X 24" floor tile installed in primary and secondary bathrooms with grout to match

## *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](http://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.*