

## FOUNDATION & FRAMING

- Post-tension slab professionally engineered and per community soils report recommendations.
- All Exterior Wall Framing is 2x6 wood studs
- All Interior Wall Framing on 16" Centers
- PEX Plumbing System
- Engineered Wood Floor Trusses
- 3rd Party Quality Insurance Inspections: Pre-Pour Foundation, Mechanical, Structural/Framing, Insulation/Seal, Final Energy Certification, Wind Storm (per code), Final Walk-through

## EXTERIOR FEATURES

- 3-Story Innovative Designs
- Full Guttering with downspouts connected directly to underground storm drains
- 30 Year Laminated Composition Shingles
- 8' Solid Wood Two-Panel Entry Door
- Electronic Keypad Entry on Front Door for Key-less access
- Steel Embossed Garage Doors with openers
- Fence with Gate (per plan)
- Driveway – Picture Frame / Broom Finish
- 2-Car Garage Standard
- Exterior Color Schemes prepared by Professional Designers

## INTERIOR FEATURES

- 100% Engineered Structural Designs
- Ceramic Tile Floors in all Baths and Utility (per plan)
- Energy Efficient LED lighting
- Drying Rod over Washer and Dryer
- Optional Staircase with solid oak treads and matching oak handrails. Otherwise carpet stairs is standard
- 1/2" Standard carpet pad

## KITCHEN

- Shaker style cabinets with 42" upper cabinets in Kitchen
- Glass or Ceramic Tile back-splash
- Quartz counter-tops
- Stainless sink as standard
- Stainless Steel Appliance Package:
  - 30" Gas Range
  - 30" Microwave Vent Hood
  - 24" Dishwasher
- Garbage Disposal



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**BATHROOM**

- Deck mount Tub and Septate Shower in OWNER'S Bathrooms
- Quartz Counter tops
- Brushed Nickel plumbing fixtures in bathrooms
- Elongated commodes in all baths
- Ceramic Tile Flooring in all baths
- Shaker style cabinets

**ELECTRICAL/TECHNOLOGY**

- Pre-Wire Cable / Telephone / Data / Alarm System

**WARRANTY**

- 1 Year Workmanship and Materials Warranty
- 2 Year Plumbing/HVAC/Electrical Systems Warranty
- 10-Year Structural

**SAFETY/ENERGY EFFICIENCY**

- All Homes designed and built to High Energy-Efficient Standards
- Energy-Efficient Insulation with Poly Sealant around base plates, doors, and windows
- Vinyl Double-Pane Windows Throughout
- Programmable Thermostats
- R-19 Batt Insulation in Exterior Walls
- R-30 Insulation in Attic and Sloped Ceilings
- Interconnected Smoke Detectors with Battery Backup
- High Efficient Air Conditioning
- Pre-wire Security System
- Radiant Barrier Decking



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