

# GENERAL FEATURES FOR AG HOMES

**These general features are subject to change according to the size, location, and floor plan or if it is required by the neighborhood rules or regulations.**

## Exterior Features

- Brick and stone with cement board trim. Possible stucco if within the design.
- Covered patio with ceiling fan, electric outlet, and outlet for outdoor television.
- Gas outlet for BBQ if gas is included.
- Exterior water faucets
- Security lights at two corners (front and back)
- Double concrete driveway if building lines allow.
- Grass with landscape garden
- 30 year Architectural shingles for the roof.

## Garage

- Sheetrocked finished with interior insulation.
- Attic access with pull down ladder.
- If home is electric, a 40-gallon electric raised water heater installed. • If home is gas, a 40-gallon gas raised water heater is installed. or some homes come with a gas Tankless WH.
- Garage door opener with 2 or 3 remotes.
- Auto close interior door

## Construction & Energy Features

- OSB panels on the exterior with original tie back (no water penetration) • Slab is build with rebars and built into virgin soil (no slab movement) • Radiant Barrier in the attic with R-30 Fiberglass batt insulation in ceiling areas.
- Interior walls insulated with R-13 for sound.
- Exterior walls insulated with R-13 and other areas insulated with R-19. • 14 Seer air-conditioning system with programmable thermostat.

## **Construction & Energy Features (continued)**

- Double pane, Low-E windows with each pull out for ease in cleaning
- Inspections performed throughout the construction process.
- Wood destroying insect application during construction to prevent insects and fungi.

## **Interior Features**

- Wood-look tile throughout the home. Carpet can be substituted at certain stages.
- Sherwin Williams paint – 2 colors for wood and walls plus another for ceilings.
- All cabinets, and crown molding are custom site built including all shelving and drawers.
- All counters including kitchen and baths have granite or quartz countertops with undermount sinks.
- Ceiling fans with lights in the living area and all bedrooms.
- Internet and cable wiring throughout the home with connections in all living and bedroom areas.
- Smoke detectors.
- Fireplace in living area with gas connection if applicable or wood burning.
- Recessed can LED lighting in kitchen, living areas and primary bedroom.
- Many plans offer tray ceilings in living and dining areas and primary bedrooms.
- Ceiling heights vary according to various plans.
- Kitchen undermount sink includes garbage disposal.
- Kitchen appliances include Samsung stainless gas or electric stove, microwave and dishwasher.
- Microwave above the stove has a vent out through the roof.
- Ice maker connection for the refrigerator.
- Laundry room has washer and dryer connections. Gas connections if applicable.
- Custom cabinet and shelving with clothes pole in laundry room and granite or quartz countertops.
- Primary bath has a separate shower with a glass door enclosure.
- Garden tub has tile surround unless the buyer eliminates the tub.
- Primary bath includes dual undermount sinks with built-in cabinets and oversized drawers.
- High raised commodes in all baths.

**If a purchaser contracts to build, they will have the option to modify and/or choose various other features. The builder has selections to choose from or purchasers have the option to select their own with a possibility of getting credit for exchanging for their own choices (with a potential additional cost if their choices exceed builder's allotment).**