

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 is 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. • 16 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).