



2708 AND 2710 NOBLE ST INCLUDED FEATURES

EXTERIOR

James Hardie cement-based siding and trim.
Sherwin Williams paint.
Composition architectural dimensional shingles.
Kwikset hardware package in front and back door.
Reolink doorbell and surveillance cameras in front and back yard.
Full home gutter system.
Landscape and irrigation package.
Drainage system to collect and discharge water into the public storm sewer system.

DESIGN AND FINISHES

8 Feet raised panel doors.
Oversized 5 1/4" baseboards throughout the home.
Kwikset door hardware in garage door.
Privacy locks on Owner's Retreat and all baths.
Luxury Vinyl Plank throughout.
Sherwin Williams paint.
Blinds in all windows.
Walk-in closets with built ins in all bedrooms.
10 feet ceiling height in first floor.
9 feet ceiling height in second floor.
A/C unit in second floor for convenience and safety.
Oak and iron stairs.
Oversized pantry with built in shelves.
Elegant black hardware throughout.

KITCHEN

42" white Shaker style upper cabinets with crown moldings and concealed hinges.
Frigidaire stainless steel appliance package includes: microwave, gas cooking range with convection oven, dishwasher and refrigerator with water and ice dispenser.
Quartz countertops.
Tiled backsplash.
Stainless steel undermount sink.
Insinkerator 1/3 HP Food Disposal.
Black hardware.
Soft closing drawers and cabinets.



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BATHROOMS

Elongated commodes.

Black hardware package.

Owner's Bathroom includes: tiled floor, tiled shower surround, frameless shower enclosure, framed mirror, quartz tops with built-in sinks, linen closet and white Shaker style base cabinets.

Secondary Bathroom(s) include: tiled floor and wall, quartz vanity top with built-in sink, white Shaker style base cabinets and framed mirror.

Powder Bathroom includes: pedestal vanity sink and framed mirror.

Soft closing drawers and cabinets.

LAUNDRY

Tiled floor.

Hotpoint (GE) Washer and Dryer.

Built in shelves.

Linen closet.

WIRING AND ELECTRICAL/LIGHTING

Eaton structured wiring panel and wiring package to provide connections throughout the home.

Combination smoke and carbon monoxide detectors.

ENERGY STAR rated ceiling fan in all bedrooms.

Blocked and wired for ceiling fan in living room and patio. Blocked and wired for chandelier in dining room.

Electrical load center with whole home surge protector.

Rocker Switches.

220v outlet for dryer connection.

Electrical wiring #12

Two prewired access points for Wi-Fi router extensors (1 in the kitchen and 1 in the owner's closet).

Prewired for an extra alarm keypad in owner's retreat.

SECURITY

Alarm system with sensors in all exterior doors and functional accessible windows. Motion sensor in living room.

Reolink surveillance cameras in front and back yard.

Reolink doorbell.



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WARRANTY

Centralized in-house 1-year, 2-year and 6-year warranty program.

James Hardie products come with a 30-year limited, nonprorated manufacturer's warranty on siding and 10- to 15-year manufacturer's warranty on trim and fascia.

Goodman heating and air conditioning products come with a 5- year manufacturer's warranty on all parts.

Lifetime mechanical and finish manufacturer's warranty on all Kwikset products.

ENERGY-EFFICIENT HOME FEATURES

Efficient Goodman air conditioning system.

Two T-800 Honeywell thermostats.

Comfort control air balancing duct work.

R-19 insulated exterior wall system.

R-38 blown insulation in ceilings.

Tankless water heater in garage.

Vinyl framed, Low E2 double pane, high-performance windows.

Sill Seal between slab and exterior walls to minimize air and water infiltration.

HardiBacker in all water contact areas.

INSPECTION & TESTING

All mandatory city inspections.

Independent pad inspection during construction.

Independent concrete testing at pouring.

RESNET HVAC commissioning test prior to completion.

Air conditioning ducts tested to comply with 2015 IECC.

HEALTH FEATURES

Installed pest defense system.

Borate treatment on frame (2' up from slab) helps protect against moisture damage and termites.

Sherwin Williams Low VOC (Volatile Organic Compound) interior wall paint.

PEX water supply system.