

INCLUDED STANDARD FEATURES PAGE 1-2

EXTERIOR FEATURES

- ❑ High quality vinyl siding. Decorative board and batten, shake, and lap siding combinations for the most attractive curb appeal. Stone & brick accents as per plans.
- ❑ Carriage style garage doors with decorative hardware. All plans include garage door opener with 2 remotes. All garages are fully finished and spacious.
- ❑ Decorative custom made garage headers for attractive curb appeal.
- ❑ 30 year architectural shingles. Attractive metal accents per plan.
- ❑ Professional landscape package that includes foundation plantings, accent trees and shrubs, full irrigation system to include backflow preventer, extra hose spigots and a weather sensor for water conservation. Fully sodded yard, NO SEED! Attractive dark red long leaf pine straw tucked and rolled in all beds.
- ❑ Attractively designed concrete driveway and walkways. Covered porches/screen porches/patios as per plans.
- ❑ Ample exterior electrical receptacles and exterior hose bibs.
- ❑ 2 flood lights on each house. Attractive exterior lighting.
- ❑ Low E Insulated Silverline Windows (Anderson Company) Vinyl, Single hung with integrated grills and screens. Decorative vinyl window headers on all front elevation windows and doors for the most attractive curb appeal. Decorative shutters on all front elevation windows.
- ❑ Raised panel fiberglass insulated front door with side lights as per plan. Brushed nickel lockset with deadbolts' on all exterior doors.
- ❑ Vinyl hand rails on porches or custom nautical designed treated hand rails as per plan.

- ❑ 5" Ogee style gutters on front elevation as per plans.
- ❑ Crawl Space or elevated concrete slab foundations as per plan.
- ❑ Termite pre construction and after construction treatments for pest defense.

INTERIOR FEATURES

- ❑ 9' Ceiling plates on all floors. Elevated garage ceilings as per plan.
- ❑ Smooth finish ceilings throughout. Vaulted ceilings, Elevated 10-14ft ceilings, Cathedral ceilings in main living areas and bedrooms as per plans. Custom designed plans offer spacious modern home designs.
- ❑ Custom coffered dining room ceilings with crown molding and custom paint colors. Dining areas also receive custom picture framed panels and chair rail.
- ❑ All main living areas will receive custom chair rail and 7 ¼" attractive profile crown molding for the most superior look with custom touches.
- ❑ 7 ¼" baseboards throughout the home 3 ¼" door and window casings the best custom interior trim work throughout your home.
- ❑ Upgraded interior door profiles and panels with custom paint.
- ❑ Main living areas will receive attractive "Real Hardwoods" No laminate. Attractive finishes such as maple, hickory and oak as per plans. All bathrooms and laundry areas will receive ceramic tile.
- ❑ Upgraded Mohawk Comfort zone carpet in many designer colors for bedrooms.
- ❑ All bedrooms, living rooms, bonus rooms will be installed with attractive high quality ceiling fans. (Not just prewired).
- ❑ Attractive satin nickel hardware throughout.

- ❑ Recessed lighting in Kitchens, Great Rooms, Master Bedrooms, Hallways, Bathrooms, and Bonus Rooms. Very high quality light fixtures installed in all rooms.
- ❑ Gas log fire places with custom marble/granite surrounds and custom mantles/TV niche trim packages.
- ❑ Media Center outlet box with Dual Cable lines, phone jacks, Quad receptacles' for the most advanced home theatre set-ups.
- ❑ Ample closet space with designer ventilated closet shelving systems.
- ❑ ¾" moisture resistant warranted subflooring nailed and glued as per plans. Phone and Cable jacks installed in all bedrooms, living rooms and bonus rooms. Extra electrical outlets provided in all rooms for added convenience.

DESIGNER KITCHEN FEATURES

- ❑ Stainless Steel Whirlpool appliance package. Energy Star rated includes smooth top range, over the range microwave, dishwasher and garbage disposal.
- ❑ High quality designer granite with decorative edge finishes in many colors. Stainless steel under mounted sinks with dual bowls.
- ❑ High quality satin nickel fixtures to include brands like Moen and Pro-Flo.
- ❑ Beautiful tiered kitchen cabinets with crown molding. Many panel styles and finishes to choose from. Attractive hardware on all cabinets.
- ❑ Recessed lighting in all kitchens
- ❑ Real elegant hardwood floors
- ❑ Pantry's with ventilated closet shelving as per plans
- ❑ Recessed icemaker water connection line

BATHROOM FEATURES

- 60" Garden Tubs in Master Baths with separate showers as per plans.
- Attractive brushed nickel shower doors as per plans
- Raised height cabinets to match kitchen cabinets in all bathrooms with attractive cultured marble tops with matching bowls. His and Her sinks in Master Bath
- Half baths receive upgraded pedestal sinks with decorative mirrors.
- Recessed lighting over tubs and showers.
- Beautiful block windows above garden tubs with ceramic tile backsplashes as per plans.
- Matching satin nickel fixtures in all bathrooms.
- Dual lever brushed nickel bathroom fixtures of the highest quality name brands such as Moen and Pro-Flo.
- Ceramic tile flooring in all bathrooms and Laundry rooms.
- Full-View plate glass mirrors over all vanities.
- Elevated height toilets
- Linen closets with ventilated closet shelving as per plans.

ENERGY SAVING FEATURES

- Low-E grade Silverline windows
- Insulated exterior doors
- 13-15 Seer Energy efficient heat pumps as per plans. 2nd Floor and Bonus rooms zoned for energy efficiency. Per plans.
- Digital Thermostats
- Energy efficient hot water heater
- House wrap on all exterior walls.
- All bedrooms, great rooms, and bonus rooms include high quality ceiling fans.
- Rain sensor added to your irrigation system to conserve water after rainfall.
- R-30-R-38 ceiling insulation
- R-13 Wall insulation
- Windows insulated with foam
- Energy star rated appliances

CUSTOM CARE & WARRANTY

- Pre-Construction conference and new home closing orientation
- Comprehensive quality assurance program
- Closing binder provided with all important information that pertains to your new home. Included but not limited to : House plans, Plot Plans, Surveys, Septic Layouts and information, Subcontractor contact sheets, Paint colors and codes, Floor makes and colors, Warranty information and forms.
- Financial Assistance available through many local lenders.
- Closing cost credits available (Certain conditions may apply)
- 1 year builder warranty.
- Full time warranty staff.
- Calls returned to customers within 24 hours Monday-Friday.
- Most claims completed within 7 days.