

STANDARDS & SPECS

INTERIOR STANDARDS & OPTIONS

Appliances (GE):

- Smooth-top stainless steel range with above range microwave
- Stainless steel dishwasher & garbage disposal

Cabinets & Vanities:

- Custom Kitchens with various cabinet styles
- Granite tops from builders' colors
- All cabinetry feature "soft close" drawers
- Vanities feature cultured marble tops in Baths

Ceilings:

- 9' ceilings throughout

Closets:

- Ventilated wire shelving by.

Electrical:

- Cable TV – pre-wired outlets in all bedrooms, great room, den, and family room.
- Ceiling fans – pre-wired in great room, family room, den, and all bedrooms. Fans in MBR and Living room.
- Telephone jacks – pre-wired on individual CAT-5 cable and home run to point of service
- Jacks in all bedrooms

Fireplace:

- Ventless fire boxes with gas logs
- Painted wood mantle with ceramic tile surround by builders selections, stone upgrade option available

Flooring:

- Carpet in Bedrooms
- Tile in baths and laundry
- Hardwood in foyer, kitchen, dining room, and great room.

Stairs:

- Enclosed stairs carpeted with hardwood option available

Interior Doors:

- Smooth 2 panel arch top doors

Interior Paint:

- One color throughout
- Custom color upgrade available

Light Fixtures:

- Builders package or \$1000 allowance for decorator lighting
- Recessed, fluorescent, and exterior lighting by plans

Architectural Details:

- Crown molding in living areas including Master Bedroom and Bath.
- Crown and chair rail in dining room.
- Tray ceilings and barrel vaults available

Heating and Air:

- Gas Heat with electric air conditioning
- Heated tile floors in Baths available

Plumbing Fixtures continued:

- Washer and dryer connection
- Stainless steel under mount kitchen sink
- Kitchen faucet single lever brushed chrome with sprayer
- Bathroom faucets single lever brushed chrome by *Moen*
- Elongated comfort height commodes
- Fiberglass tubs & showers
- 50 gallon electric water heaters, 80 gallon standard with oversized tub
- Exterior spigots front and rear
- All plumbing hardware available in brushed nickel or oil rubbed bronze

Specialties:

- Central vacuum systems rough-in in all homes

EXTERIOR SPECIFICATIONS

Patio:

- Concrete patio
- Optional screened in porch available

Driveway and walkway

- Concrete driveway
- Brick walks to front entrance of home
- Brick pavers on porch

Exterior doors

- Fiberglass entrance door by builder with upgraded glass options available
- Fiberglass 15-lite French door to patio
- Fire rated doors from garage to house
- Brushed nickel hardware with oil rubbed bronze upgrade available

Garage

- Insulated steel door with glass selections
- Garage door opener with 2 remotes

Landscaping & Mailboxes

- Sod in front yard, trees and shrubs
- Mailboxes by subdivision standards and by builder

Roofing

- 30 year architectural shingles w/ ridge & soffit venting
- Continuous aluminum guttering with down spouts and splash blocks

Windows

- Double hung, tilt-in, low-E, Argon filled, insulated glass, vinyl windows with grills between the glass and full screens

Insulation

- R-15 in exterior walls, R-38 in ceilings

Disclaimer: Sizes approximate; price subject to change; material subject to change. All allowances include materials, tax, and shipping. All interior selections may be made by Purchaser only if not already selected by Seller/Builder. If selections are already made, Purchaser may view all selections by appointment with builder representative.