

Our Quality base materials & features listed below are what is Inclusive in each home's Base Pricing unless otherwise noted on the plans themselves. Upgrade options may be selected during the selection process

Structure (Exceptions Per Plan)

- Engineered Wall Panels, Engineered Floor & Roof Trusses & Engineered Stairs
- 9' Plus Main Floor Ceilings (Varies Per Plan)
- 8' Second Floor Ceilings
- Poured 9' Concrete Foundation Walls w/ Poured Concrete Window Wells (When applicable)
- 9' or Vaulted Master Bedroom Ceiling (Unless noted differently on plan)

Waterproofing & Vapor Barrier

- Waterproofing of Exterior Walls, Exterior Drain Tile System/Drain Tile on Ground Plumbing and 1 Sump Pit w/Pump (N/A on slab on grade foundations)
- Tyvek Wrap Vapor Barrier

Insulation Package

- Blanket Blown in Insulation in Exterior Walls (R15)
- Blown in Insulation in Attic (R38)
- R23 -5 1/2" Open Cell Spray Foam in Rim Joist, Plumbing over garage, & Penetrations
- 2" Foam Board Installed Under Slab, Foundation Ledge & Along Foundation Wall (Slab On Grade Only)

Windows and Exterior Doors

- Anderson 100 Fibrex Windows
- Anderson 200 Fibrex Sliding Doors
- 8' Exterior Tri-Point Door (Therma-Tru) (No Storm Door)

Drywall & Paint

- 90 Degree Drywall Corners
- Smooth Finish on Interior Walls
- Stomped Texture Ceilings
- Interior Paint - Up to 4 Interior Colors (Walls, Trim and Doors). Flat Paint on Interior Walls w/Acrylic on Doors & Trim
- Exterior Paint - Up to 3 Colors (Sherwin Williams Paint - Satin Finish)
- Garage - Interior Drywall w/Finish (No Paint) and Expansion Joints in Drywall

Utility Package

- 13 Seer A/C Unit
- 93% High Efficiency Furnace
- 50 Gallon Electric Water Heater

Siding, Soffit Fascia, Roof & Exterior

- 100% Hardi Program (Cement Board Siding w/LP Soffit and Fascia). 10 Year Warranty on Material & Labor
- 30 Year Architectural Class III Shingle (Cornerstone / Driftshake / Granite Black)
- 25% Stone and 10% Woodtone Accent on Front Elevation

Fireplace

- 60" Linear Electric Fireplace Unit w/ Remote in Great Room
- Trim Detail Finish Included

Patio (If Flat Lot or Walkout)

- Oversized Patio (180-200 Sq Ft)

Electrical & Light Fixtures

- Kitchen Outlets Mounted Under Cabinets
- CAT VI run to Great Room, Bedrooms & Rec Room (If Applicable)
- LED Recessed Can Lighting
- Light Fixtures per Plan (Black, Brushed Nickel, Gold &/Or Chrome)

Appliances

- Standard Appliance Package: GE Stainless Slide in Double Oven Gas Range (Single Unit), GE Stainless Dishwasher & GE Stainless Range Hood w/GE Stainless Microwave/Trim Kit

Cabinets

- Soft Close Doors & Drawers (Multiple Panel, Paint & Stain Color Options)
- Trash Pullout in Kitchen
- 42" Upper Cabinets Where Applicable
- 36" Vanities in Master & Secondary Baths
- Quality Cabinet & Drawer Pulls Installed (Black, Brushed Nickel, Gold &/Or Chrome)

Countertops, Sinks & Backsplash

- Cambria Quartz Countertops in Kitchen & Baths
- Kitchen Sink Undermount Composite or Modern Stainless Options
- Disposal Air Switch at Kitchen Faucet
- Rectangular Undermount Sinks in Bathrooms
- Tile Backsplash in Kitchen

Plumbing & Fixtures

- Copper Water Lines throughout the Home
- 2 Hose Bibs
- Tile Walls & Tile Floor in Primary Shower
- Fiberglass Tub/Shower Units in Secondary Baths
- Glass Doors installed on Shower Units (Not on Shower/Tub Combos)
- Toilets are Elongated Comfort Height
- Delta Plumbing Fixtures
- Frameless Mirrors & Hardware Installed in Baths

Flooring/Tile

- LVP Flooring Standard in all Kitchens, Dining Areas, Great Rooms, Drop Zone, Baths & Laundry Room
- Quality Polyester Carpet w/8 LB Pad

Trim, Stairs and Interior Doors

- Interior Doors - 80" Plus Paneled Hollow Core Painted Doors
- Interior Trim - 3.5" casing & 5.5" Base (Drywall Wrapped Windows)
- Wood Shelving & Rods in Closets & Pantry Spaces
- Custom Iron Railing & Companion Rails in Finished Areas

Garages

- 8' Insulated Steel Garage Doors (Width Per Plans)
- Garage Doors Equipped with Opener & Remotes. 1 Keypad w/MyQ Smart Control Per Home

Landscaping/Grounds

- Sod on Entire Yard
- Rainbird Sprinkler System

Warranty

- 12-Month Builders Limited Warranty
- 3 Year New Construction ServiceOne Warranty





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