

## **EXTERIOR CONSTRUCTION & OUTDOOR LIVING**

- Atlas, Pinnacle Pristine architectural shingles with Scotchgard
- Vinyl siding with brick and stone accents per plan
- Covered masonry front porches
- Brick or stone front porch steps
- Three-quarter light double front entry door
- Screened rear porch with low-maintenance aluminum enclosure, with attached grilling deck
- Finished and painted two or three car garage
- Insulated garage doors, with wifi motors, and window inserts per plan
- Brick exposed garage walls with exterior man door access
- Concrete driveway and walkways
- Professionally landscaped lot
- Sod in front yard
- Seeded backyard per lot size
- Seamless gutters at front and rear
- Termite treatment with one year bond through Neuse Termite
- Exterior electrical outlets
- Two exterior flood lights
- Three water spigots per plan

## **INTERIOR CONSTRUCTION & ARCHITECTURAL DETAILS**

- Nine foot ceilings on main level
- Eight foot ceilings on second level
- Smooth ceilings throughout
- Waterproof laminate plank flooring in main living areas
- Carpet in bedrooms per cut sheet
- Wood staircase (typically carpet for ranch plans)
- Decorative window trim with leg and header detail
- Custom woodwork including wainscoting and coffered ceilings per plan
- Enhanced lighting package throughout



# Builder Standard Features

---

## **KITCHEN FEATURES**

- Granite or quartz countertops
- Soft close cabinet doors and drawers
- Tile backsplash
- Stainless steel appliance package including smooth top electric range, microwave, and dishwasher
- Vented hood/microwave per plan
- Large island with bar seating per plan
- Single basin stainless steel undermount sink
- Delta plumbing fixtures

## **FIREPLACE & LIVING FEATURES**

- Gas log fireplace with blower per plan
- Ceiling fan installed in living room
- Ceiling fan installed on rear screened porch
- Recessed lighting in kitchen, living room, foyer, and primary bedroom per plan

## **PRIMARY SUITE**

- Dual vanities with granite or quartz countertops
- Oversized tiled shower with tile walls, tile shower floor, built in niche, and clear glass shower door per plan
- Soaking garden tub per plan
- Spacious walk in closet with custom wood shelving (no wire!)
- Ceiling fan installed in primary bedroom

## **SECONDARY BEDROOMS, BONUS ROOMS & BATHS**

- Granite or quartz countertops in secondary bathrooms
- One piece tub and shower surround in secondary baths
- Mansfield Alto 1.6 gallon low consumption commodes
- All bedrooms and bonus rooms pre wired for ceiling fans



# Builder Standard Features

---

## **LAUNDRY FEATURES**

- Dedicated laundry room with built in storage shelving
- Washer and dryer connections
- Floor drain when laundry is located on second floor

## **DOORS, HARDWARE & SECURITY**

- All exterior/entry doors equipped with deadbolt & keyed entry knob
- Schlage door hardware and locksets throughout

## **ENERGY EFFICIENCY, MECHANICAL & SMART FEATURES**

- Energy efficient HVAC system rated at 14.2 SEER
- Low E double insulated vinyl windows with tilt out feature and screens
- High efficiency electric water heater with 50 gallon capacity
- Main water shutoff located in convenient interior location
- Programmable digital thermostat
- Smoke and carbon monoxide detectors throughout
- Structured media panel with pre wired Cat5 cabling
- Additional Cat5 cable installed for signal booster on opposite floor
- Coaxial and ethernet ports installed in living room, primary bedroom, secondary bedrooms, and offices/studies per plan
- Brick foundation with crawlspace for maintenance & access purposes

## **INSULATION & STRUCTURAL SPECIFICATIONS**

- R 15 exterior wall insulation
- R 38 ceiling insulation
- R 19 floor insulation
- Lots 28 and 29 include R 30 floor insulation
- Wood exterior wall sheathing with weather resistant barrier

*All features, specifications, plans, and pricing are subject to change without notice. Builder reserves the right to substitute materials or features of equal or greater quality based on availability, design updates, or construction timelines. Not all standard features are available on all floor plans or in all communities.*