



Standard Features

Custom Interior Features

- **Merillat®** Spring Valley cabinetry and vanities (per subdivision)
- **Schlage®** satin nickel interior door hardware
- **Mansfield®** elongated water saver toilets
- **Insinkerator®** 1/2 horsepower kitchen garbage disposal
- **Armstrong Stratamax** no-wax vinyl flooring (per plan)
- Cultured marble countertops with integral sink in main and master baths
- **Mansfield®** pedestal sink in 1/2 bath (per plan)
- 7/16" Rebonded carpet pad 6#
- Tall mirrors in all baths
- Bathtubs with ceramic walls in tub and shower (per plan)
- Ceramic/plastic towel bars and paper dispensers
- GFI bath and kitchen outlets
- **Wilsonart®** laminate countertops available in many designer colors
- **Mohawk®** wall-to-wall stain resistant carpeting
- Lower oak railing (per plan)
- Vinyl clad ventilated shelving in all closets
- Walk-in closet in master bedroom (per plan)
- **Maxim®** designer light fixtures (customizable)
- Decorative textured ceilings
- Doorbell and chime
- **Nutone®** non-vented range hood
- **Delta®** water saver shower heads and anti-scald valves in all showers
- **Delta®** single lever faucets with water saving low maintenance features
- **Delta®** single lever faucet in kitchen with double stainless sink
- Door stops on all doors
- Hampton fireplace mantle (w/ purchase of fireplace)
- Convenient first or second floor laundry (per plan)
- Ranch plans feature 2-full baths (per plan)
- Two-story plans feature 2-1/2 baths (per plan)
- Extra electrical receptacles above kitchen countertop space for convenience
- Painted baseboards/casing and six panel doors
- **Sherwin Williams®** interior paints and stains

Distinct Exterior Features

- Vented soffits and roofs for improved heating and cooling efficiencies
- Enviro-Dri Barrier (exterior air/moisture barrier) house barrier
- Exterior flashing tape at windows and sliding patio door (sides and top)
- **Sherwin Williams®** exterior paints and stains
- **LP Smartside®** trim (per plan)
- Stucco stone, brick, stucco, **LP Smartside®** siding, trim, cedar or vinyl exteriors (per plan)
- Architecturally designed elevations for enhanced curb appeal
- Seamless aluminum gutters and downspouts
- **Wayne Dalton®** raised steel panel insulated overhead garage door(s)
- **Therma-Tru®** Steel insulated exterior doors
- **Schlage®** satin nickel front door lockset and deadbolt
- Dimensional shingles with a limited lifetime manufacturers warranty with protective underlay cut and ice guard under roof shingles
- **MI Windows and Doors®** low-e dual pane insulated glass vinyl windows
- Full lite glass door or sliding glass low-e patio door at rear (per plan)
- Light fixtures at all exterior doors
- Two coach lights at garage overhead door
- Wood stoop at rear exit(s)
- Your choice of exterior colors at our Design Center
- Downspouts connected to street (as site conditions allow)
- Front, sides and 10' behind foundation sodded (corner lots fully sodded) (per subdivision)
- Landscape package with mulch bed
- Positive grade around home to insure proper drainage
- Pre-engineered site planning
- Remote exterior meters for utilities
- Underground utilities
- Concrete public sidewalks (per subdivision requirements)
- Two exterior GFI outlets
- Two frost proof exterior water faucets
- Mailbox
- Asphalt driveway
- No identical home elevations permitted side by side or across the street for improved neighborhood appearance



Standard Features

Mechanical Systems

- 220v electric dryer outlet
- 220v electric range outlet
- **Tuff-N-Dri®** Foundation waterproofing system w/ 30-year manufacturers warranty
- (3) phone outlets complete
- (2) cable television outlets complete
- Garage door opener outlet R/I
- **G.E.®** dishwasher (per subdivision)
- **G.E.®** range (per subdivision)
- Security system pre-wire
- **Lennox®** High efficiency gas furnace
- **Lennox®** air conditioner
- Air infiltration package to improve energy efficiency
- Adjustable dampers on all heat runs for balance and comfort (per plan)
- Cold air returns in all bedrooms for better circulation (per plan)
- R-17 average value of exterior wall cavity insulation (value will vary depending on exterior finishes)
- Floor cantilevers insulated with R-19
- R-30 ceiling insulation (per plan)
- Washer/Dryer connections
- **Uponor PEX®** water lines
- Interior water shut off valve
- **Bradford White®** Electric Water Heater 50 Gal
- Copper electrical wiring
- Sump pump in basement
- Drain tile on inside perimeter of basement to channel water to sump pump
- Smoke detectors on all levels and bedrooms
- CO Detector outside sleeping areas

General Warranties and Inspections

- Limited 35-year transferable structural warranty as defined in the Homeowner's manual
- Extensive manufacturers warranties
- Regular on-site quality control inspections by experienced construction supervisors and managers
- All local, city or municipal code inspections
- Competitive financing programs available through **Developer's Mortgage Company®**
- Professional assistance at our Design Center
- Homebuyers inspection program

Structural Components

- 3/4" tongue and groove sub-flooring, nailed, glued, and screwed down fully to minimize floor squeaks
- 7/16" OSB exterior wall sheathing
- 12 course standard block basements with steel reinforcements for assured structural stability
- Stick-built deck and wall construction
- Kiln dried lumber
- Minimum 2x4 wall construction 16" on center, including interior walls (per plan)
- Wood bridging between floor joists, excluding engineered I joist systems
- Added wood blocking at corners (no metal clips for better drywall appearance)
- Engineered roof truss system (per plan)
- 7/16" OSB roof sheathing with H-clips
- Footer and block foundation under porches and overhead garage doors to prevent settling (per plan)
- Steel I beam and stanchion post basement construction for assured structural support (per plan)



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