

“ATTENTION HOME BUYERS”

Payne Homes Standard Features For Magnolia Pointe

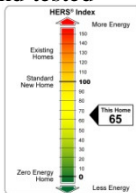
Framing Features:

- 9' Ceiling height on 1st
- 8' Ceiling height on 2nd floor & Bsmt
- Engineered Floor Trusses except 1st Floor of Basement Plans
- Engineered Roof Trusses
- 23/32 tongue and groove Advanced Moisture Resistant Sub-flooring (Advantech or Equivalent)
- 7/16 OSB Roof Sheathing
- Moisture and Air Resistant House Wrap Vapor Barrier (Dupont Tyvek or Equivalent)
- PreFab Crown Stairs

Insulation and Energy Efficiency

- Batt HERS rated fully filled wall cavities
- Blown Attic Insulation R-38 w maintenance free Attic & Soffit Ventilation
- Firestop and Fire caulk
- Infiltration caulking all top and bottom plates and headers
- 6 Sided air barrier with Themoply where required
- Insulated attic access
- Insulated seal plates
- Foam board insulation and vapor barrier beneath concrete slab
- HERS rated, inspected and tested
- Blower door tested
- Duct leakage tested

RESNET
Residential Energy Service Network



Appliance Package:

- Stainless Steel 30" smooth top range
- Stainless Steel over the range microwave
- 24" Stainless Steel Dishwasher
- 25.5 Cu. Ft. Side-by-Side Refrigerator

Exterior Features:

- Exterior Style Fronts with Brick, Stone, Vinyl or Combination per plan rendering.
- Brick Skirts to Grade Sides & Rear per plan to meet restrictions
- Low maintenance vinyl siding with white trim.
- Maintenance Free White Vinyl Windows with Low E, grids and tilt out lower sash
- Cultured Stone Accents (per specific plan rendering)
- Dimensional Shingles, Limited Lifetime warranty,
- Craftsman style steel front door
- Full view patio door
- Shutters per plan rendering
- Seamless gutters and downspouts
- Decorative Coach Lights
- 10x12 Concrete Patio (per design)
- 10x12 deck per design
- 2 Exterior frost proof hose bibs
- 16 Ft Non-Insulated Solid Steel Garage Doors w Opener & 2 Remotes
- Concrete Driveways & Sidewalks
- Sodded Front Yards and Side Yards up to 800 Sq Yds of Sod. Remaining excavated areas Seed and Strawed
- Standard Landscaping Package
- Wrought Iron Mailbox Installed

HVAC Features:

- 14.3 SEER Electric Heat Pump and Air (10 year Parts Warranty when registered with manufacture)
- Manual J calculations per HVAC system provided
- Sealed ducts and returns
- Programmable Digital Thermostat
- Exhaust Fan/light in all baths
- Easy accessible filters
- HERS tested duct leakage test on every house

Interior Features, Paint, Trim

- Sherwin Williams Flat Wall paint 1 neutral color
- Sherwin Williams semi-gloss trim paint
- Sherwin Williams White ceiling paint
- Smooth Ceilings
- Painted Wood window sills
- Interior doors (3 options)
- 5 1/4" Baseboards 2 1/4" Door Casings
- Paint Grade FP Mantle w Stone or Tile Inlay w Flat Floor Hearth
- Wrought Iron Stair Spindles per plan
- Nickel or ORB round door knobs and deadbolts
- Single Row Wire Shelving w Multi Shelf in Linens/ Pantry
- Door Stops

Kitchen and Bath Features

- Koch brand Finished Cabinets
- Kitchen Cabinet Crown Molding
- Kitchen Island per plan design
- Cabinet Hardware
- LED Disc Lighting throughout the house
- Granite Kitchen Tops w tile backsplash
- Delta Brand Stainless Steel Finished Faucet with sprayer for Kit Sink
- Delta Bath Faucet plumbing fixtures (2 options) nickel and orb finishes
- Stainless Steel Undermount Double Bowl Kitchen Sink
- Cultured Marble Vanity Tops in all baths
- Towel rings, towel bars, and toilet paper holders in nickel or orb finish
- Flat mirrors in all baths
- Master Bath Tile Wall Shower w Fiberglass Pan

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Electrical Features:

- All Electric Home
- 200 AMP Electrical Service
- 220 volt Dryer Plug
- 4-5 CATV Jacks
- 2 Ceiling Fans (Great room & Master Bedroom)
- 4 Lighting Packages nickel and ORB finishes available
- Garage Door Opener with (2) remotes
- Wired Smoke Detectors with battery backup
- Carbon Monoxide Detectors
- (2) Exterior GFI electrical receptacles
- Front door bell and chime

Flooring Features:

- Ceramic Tile Floor is all baths and laundry
- Bella Cera Engineered Hardwood Flooring (8 finishes) per plan detail
- 6 lbs carpet pad
- Shaw carpet per plan detail
- Carpet Grade with Closed Stringer Stairs w wrought iron spindles

Warranties:

- 1-Year Written Builders Warranty
- 10 Parts Warranty HVAC when registered with manufacture



Plumbing Features:

- Uponor PEX-a freeze resistant plumbing systems (25 year limited warranty)
- 50 Gallon Electric Water Heater
- Delta plumbing fixtures (2 options) nickel and orb finishes
- 2 Frost proof exterior hose bibs
- Elongated toilets
- Ice maker supply line
- One piece garden tub with tile backsplash in master bath per plan design
- One piece fiberglass Shower Pan with Tile Walls in Master Bath per plan design
- One piece fiberglass tub/shower in guest baths
- Washer and Dryer hookups

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