



GVA MAKES IT EASY TO BUILD

- Pre-Construction Meeting with the Project Manager
- Customer Involvement During Construction
- Full Pre-Settlement Demonstration
- Innovative Floor Plans
- Convenient Financing and Settlement Through Our Preferred Lenders

ENERGY SAVING FEATURES

- Insulation, R-38 Ceiling, R-19 Crawl Space Under Floor, R-15 Exterior Walls
- Fully Conditioned Crawl Space
- Andersen 200 series windows (double hung/tilt out)
- Therma-Tru Insulated Exterior Doors
- Exterior Wall Light and Outlet Boxes Sealed
- Tankless Gas Water Heater
- 90%+ High Efficiency Gas Furnace and Heat Pump with Central Air Conditioning (2 Zone)
- 10-year parts and labor warranty on York HVAC equipment
- Zip Board Exterior Sheathing
- TechShield/Thermostat Radiant Barrier Sheathing

SMART HOME FEATURES

- SmartPhone control of programable thermostats
- SmartPhone control of garage door openers
- SmartHome wiring package

GENERAL FEATURES

- 9' Ceilings on the 1st level, 8' ceilings on the 2nd level
- Crawl Space with Brick Veneer Foundation to Grade
- Side-Entry Garages with 4" Thick Concrete Floors
- Life Time Dimensional Roof Shingles
- TJI Truss Joist – Silent Floor System
- EDGE GOLD 3/4" Tongue and Groove Engineered Sub Floor (Glued, Nailed, & Screwed)
- 2x4 Kiln-Dried Lumber Exterior Walls 16" on Center (Interior Walls also 16" on Center)
- Professionally Engineered Roof Truss System
- 1/2" Drywall Interior and 5/8" Fire Rated Drywall in Garage
- Craftsman Style Interior Trim
- Interior Baseboards (Larger – 6")
- Ceramic flooring all baths and laundry rooms that aren't adjacent to kitchens – (see plans)
- Oak Stairs – stained or painted risers
- SHAW Upgraded Wear Resistant Wall-to-Wall Carpet
- SCHLAGE Upgraded Interior Door Knobs and Locks
- Photo Electric Smoke Detectors on all Floors and in Each Bedroom
- Four Media Outlets included.
- PROGRESS Brushed Nickel Light Fixtures with Matching Delta Plumbing Fixtures
- Carrara All Panel Interior Doors

Standard Features effective for all builds after 03/17/2023. Customers may choose features other than what is standard and pay any additional costs.



- Sherwin Williams/Benjamin Moore interior paints
- 400 AMP Electrical Service
- Wood Closet Shelving
- Solid Oak Handrails with Painted or wrought iron Spindles
- Garage Door Opener with two remotes and outside keypad
- Front Door Chime

BATHROOMS

- Owner's Suites with Ceramic Flooring, Tub and Shower Surrounds, Soaking Tubs, and Clear Glass Shower Doors
- Granite Vanity Top in Primary Bathroom
- One Piece Cultured Marble Vanity Tops other baths
- TIMBERLAKE Flat Panel Maple Vanities (Per Plan), Adult Height (34") in all baths
- Delta Faucets
- Kohler Toilets
- Pedestal Sink or Vanity in Powder Room (Per Plan)
- Americast bath tubs with ceramic surround (Non-Master Baths)

KITCHEN

- Gourmet Kitchen Layout with Double Oven, Gas or Electric Cooktop, vented range hood, and drawer microwave
- TIMBERLAKE 42" Raised Panel Cabinets with soft-close doors and drawers
- Granite Countertops
- Kitchen Island
- Professionally Designed LED lighting
- WHIRPOOL Top Rated Appliances
- Delta Single Lever No Drip Faucets
- Quiet Garbage Disposal with Air Switch
- Farm Sink or Stainless Steel Undermount

EXTERIOR FEATURES

- Ice and Water Shield Installed on Roof Eaves
- Hardiplank Exterior Siding (color infused)
- Vinyl Trimmed Corner Bead (No Painting)
- Ventilated Vinyl Soffits
- Low Maintenance Aluminum Fascia, Gutters, and Downspouts
- Brushed Concrete Front 3' Walkway
- Asphalt Driveway
- Post Light and Mailbox (U.S.P.S. delivers to community gang mailbox)
- Two Weatherproof Exterior Electrical Outlets
- Two Exterior Hose Faucets
- Professional Landscaping Package
- Raised Rear Concrete Patio (per plan)
- Whole House Generac Generator

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GARAGES

- Oversized Garages (24" deep on most plans)
- Insulated
- Sheetrocked
- Painted
- Trimmed
- Double Steel Insulated 8' tall Garage Doors
- Wall-mount Garage door openers with high-lift tracks
- 10" LED lights (4 for 2-car/6 for 3-car)
- Six Electrical Outlets
- Builder attempts to keep HVAC out of Garage if possible.

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