

**EXTERIOR**

- Board & batten, smooth Hardi siding (per plan)
- 30 year architectural shingle (Weathered Wood/Moire Black – standard selections)
- 8' Stain grade wood front door
- Prefinished aluminum gutters and downspouts
- Covered front porch
- Side entry, two car garage with carriage style garage doors (per homesite) – optional 3rd car to be priced by builder
- Outdoor living area: poured patio off of family room or pressure treated deck (per homesite)
- Bead board ceiling treatment on covered rear patio
- Active Pest Solutions
- Deadbolts installed on front and side door
- Two exterior water faucets

**INTERIOR**

- Smooth finished ceilings, heights vary (per plan)
- Trey ceilings in owner's suite and dining room (per plan)
- 5" Crown molding on main level
- 7" Base molding throughout main level living area
- Elegant 8', 5 panel interior solid core doors on main level with lever door hardware (per plan)
- \$3000 lighting allowance plus 10 can lights
- Designer interior paint by Sherwin Williams (one wall, one trim & one ceiling color, additional colors to be priced by builder)
- Wainscoting included in dining room and foyer (optional bead board wainscoting to be priced by builder – per plan)
- One farmhouse barn door (per plan)
- Hardwood flooring (Level 1) throughout main living area (excluding bedrooms, closets & laundry)
- Lush wall-to-wall carpeting in master bedroom/closet & guest bedrooms/closets & stairs (6lb pad)
- Tile flooring (Level 1) in secondary baths, and laundry room
- Permanent stairs to attic for convenient additional storage needs (per plan)
- 42" Direct vent fireplace in family room with painted brick fireplace surround to mantel height and cedar mantel
- Family room built-ins with floating shelves
- Master closet built-in shelving
- Upper white shaker door cabinets in laundry room

**CUSTOM GOURMET KITCHEN**

- Granite countertops (Level 1)
- Commercial grade single handle faucet with sprayer
- Frigidaire self-cleaning double ovens, 36" cooktop & dishwasher with Sharp microwave drawer
- 42" White shaker panel cabinets with shiplap vent hood
- Garbage disposal
- Single bowl, stainless steel undermount sink

**CUSTOM GOURMET KITCHEN (continued)**

- Wire shelving in pantry
- Ice maker hook-up
- Water cut-off all lines

**BATHROOM**

- Owner's bath tile (Level 2) shower surround and floor with garden tub (per plan)
- Granite countertops (Level 1)
- 2 Handle centerset spread in guest baths, wide spread in master bath & powder room (per plan)
- 36" Height vanities featuring white shaker panel cabinetry in all guest baths
- Tiled (Level 1) shower surround in secondary baths

**ELECTRICAL**

- Prewired for ceiling fan in owner's retreat, family room, loft, bedrooms & rear porch ceiling
- Prewired for two CAT-5 drops
- Prewired for one high speed RG-6 drop
- Garage door openers and remotes (per plan)
- Two exterior weather proof electrical outlets
- Smoke/carbon monoxide detectors (1 per floor)

**ENERGY EFFICIENT**

- Energy efficient and moisture barrier house wrap
- Solid vinyl insulated windows
- 14 SEER central air conditioning with programmable thermostat(s)
- Rapid recovering hot water heater (size depends on number of bathrooms)
- Whole house water recirculation system
- Insulation factors: walls R-13, vaults R-19, ceilings R-38

**LANDSCAPING**

- Professionally designed landscape plan with zoned irrigation on front, side and rear yards

**WARRANTY COMMITMENT**

- One-year homebuilders warranty
- Post closing warranty visit
- Scheduled warranty
- Service appointments
- Emergency warranty
- Information for Seasonal Preventative Maintenance

**CUSTOMER CARE COMMITMENT**

- Design selection consultation (4 hours of complimentary time)
- Pre-construction orientation with Community Superintendent
- Pre-closing walk-through with Community Superintendent
- Final walk-through with Community Superintendent
- Homeowner Referral Program