

HOME SPECS PER BUILDER – BUYER TO VERIFY

NOTE EXCLUSIONS: Window Coverings, Container Store Shelving, Statuary, and Internet Equipment

HOME PERFORMANCE

- 15.2 SEER 2 Carrier brand air conditioning and high efficiency heat pump system with 10-year warranty (buyer to verify transfer)
- Electric car and cart charging pre-wire
- Enhanced thermal systems to add energy efficiency
- Tight construction to reduce leaks
- WiFi capable programmable thermostats with remote access
- Enlarged 42" OnQ structured wiring panel
- High efficiency variable speed air handler

INTERIOR DETAILS

- Oversized 6 " pine baseboards
- 6'8" Raised panel interior doors with 3 1/2" casing
- Garage interiors painted and trimmed
- Cat 6 wiring throughout per plan (5 Cat 6 and RG6 combos standard)
- Flat panel TV prep at family room
- Granite vanity tops in all bathrooms
- Drop Zone
- Low E Windows to improve energy efficiency
- Third party testing for energy efficiency, air tightness and pressure balancing
- Fresh air ventilation systems to reduce dust, odors and indoor contaminants
- Tankless water heaters and PEX Plumbing system
- Open cell foam sprayed insulation at exterior walls and roof decking for energy efficiency
- Hard Wired Smart Security System
- Whole home AprilAire dehumidifier and thermostat for additional comfort
- 4" HVAC Filter
- Ceiling fans in secondary bedrooms
- Concrete ramp in the garage at the entry door
- Lever handle Schlage door hardware throughout
- Privacy locks on all bedrooms and bathrooms
- Raised electrical outlets for convenience
- 1/2-inch 6lb pad under all carpet areas
- Ceramic tile flooring in wet areas
- Blocking for future grab bars in owners' retreat
- LED lighting for energy efficiency and ease of maintenance
- Five-blade ceiling fans in family and owners retreat with light kit
- Shoe rack in owners retreat closet

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EXTERIOR DETAILS

- 5" seamless whole home gutters with additional underground drainage
- 2 areas for external security cameras prewired
- High Strength woven material house wrap sheathing designed for moisture resistance
- Electronic Schlage security deadbolt at front door
- James Hardie Board exterior trim
- Lift-Master Garage Door opener and keypad
- Wrought iron fencing
- Clay brick
- Coach lights at garage
- Oversized Covered outdoor living areas
- Custom Sherwin Williams paint
- Carriage style garage doors
- 8' Knotty Alder front door
- Architectural shingles
- Programable sprinkler system (whole yard)
- Extended Covered Patio with Epoxy Coating
- Gas connection at covered patio

LANDSCAPING

- Fully sodded front and rear yards
- Additional builder landscaping in back yard with additional drainage installed
- Professionally designed landscape
- Fully landscaped front yards

KITCHEN

- Ceramic tile backsplash
- 3cm Granite countertops
- Stainless steel undermount sink
- Moen sink fixtures
- GE Stainless steel appliances
- Countertop mounted air switch for the disposal
- Kent Moore Custom 42-inch raised panel upper cabinets (Crown mold, concealed hinges)
All wood doors and drawers
- Wi-Fi capable Vent Hood
- Wi-Fi capable Kitchen Sink Faucet Sensor

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BATH

- Elongated comfort height water
- efficient commodes in all baths
- Tile shower surround in all baths
- Ceramic tile flooring in all baths
- Moen towel ring, towel bar and paper holder in all baths
- Moen fixtures for sinks and showers in all baths
- 36-inch-tall cabinets in all baths
- Semi-frameless shower glass with door in owners' retreat
- Zero threshold showers for ease of entry in owners' retreat
- Framed vanity mirror in owners retreat and guest bath
- Undermount sinks in all baths
- Storage for linens

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