

# Design Features



## Foundation and Concrete

- 10 inch thick foundation walls with steel reinforcing
- Garage floor support system
- 4,000 PSI concrete for basement and garage floors
- 4,500 PSI concrete for all exterior flatwork
- TUFF-N-DRY H8 Waterproofing System
- 4' service walk

## Exterior

- Brick front and brick wrap first floor
- Premium siding
- Brick Ledge flashing
- Certain Teed 25 year roof shingles
- 10" roof overhangs
- 6-foot high windows from Simonton on first and second floors
- Captive window grids on front
- Coach lights at front door and garage
- Duplex all weather exterior outlets (2)
- 2 frost-free hose bibs
- Seed and straw entire yard
- Landscaping package
- 12' x 12' patio
- 200 amp electrical service
- 10 year structural and one year complete home warranty

## Kitchen

- 42-inch tall kitchen wall cabinetry from Merillat in maple or white with crown molding
- Laminate counter tops
- Spacious island (per plan)
- Frigidaire appliances: range, dishwasher, microwave/hood (vented to exterior) and disposal-choice of black, white or stainless
- No-wax vinyl flooring
- Delta faucets
- Ice maker hookup with recessed box and shut off

## Baths

- Wood decorator vanities
- Kohler tubs and elongated commodes
- Delta (or equal) faucets in chrome
- Adult height vanity cabinets in master bath
- Cultured marble tops on all vanities
- Choice of pedestal or vanity sink in powder room
- Ceramic tub and shower surround
- Ceramic floors in master bath (12"x 12"tiles)
- Choice of clear or obscure glass in master shower

## Living Areas

- Nine foot ceilings on 1st and 2nd floors
- Smooth ceilings
- Decorator wall-to-wall carpet with 6 lb, 1/2" pad
- 3/4" Bruce hardwood floors in foyer and powder room
- Decorative Lighting package
- Masonite exterior and interior doors
- Insulated front entry door
- Satin nickel interior door hardware
- Quality Porter paint - 1 color, 2 coats
- Painted trim
- Crown molding in 2 rooms of choice
- Chair rail in dining room
- Overhead lights in all bedrooms and walk-in closets
- Fan and light pre-wire in Master Suite
- Five Cat 5E Outlets – location of your choice
- Garage with textured ceiling finish and walls
- Chain driven garage door opener for each door

## Structural Features

- 2x6 exterior wall construction
- 2x12 1st and 2nd floor joist
- 3/4" subfloor glued, sanded and screwed
- 7/16 OSB exterior wall sheathing
- Tyvek house wrap

## Energy Saving Features

- Value-engineered framing
- R-50 attic insulation on the house
- R-19 exterior wall insulation on the house
- R-14 basement wall insulation
- R-19 exterior wall and ceiling garage insulation
- Two-zone heating/cooling system (for houses 2800+ sf)
- Insulated garage doors
- Ducted returns
- Air infiltration package
- High efficiency 55-gallon gas water heater
- 96% high efficiency furnace
- 14 seer Bryant air conditioner
- Evolution Connex control by Bryant

*Revised September 2016; features subject to change without notice.*

*Built to give you more*

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