

# Design Features

## Foundation

- 10"-thick and 8'-tall foundation walls with steel reinforcing (7' – 7" net height)
- Air-entrained 3000 PSI concrete on footing and basement walls
- Continuous hard-piped drain tile system
- Garage floor support system
- Garage and porches filled with non-compactable material (gravel)
- Air-entrained 4000 PSI concrete on basement and garage floors
- TUFF-N-DRY H8 weatherproof foundation system
- Vertical control joints with wire water-stop in foundation walls to control cracking on long and straight foundation walls

## Exterior

- Tyvek house wrap
- Full brick front and 1st floor brick wrap
- Insulated steel entry doors
- Premium 0.042 thickness vinyl siding on 2nd floor sides and rear elevations
- Maintenance free soffits and rakes
- 18" neoprene flashing on all brick ledges
- Certain Teed 30-year Landmark dimensional shingles
- Extended 10" overhangs on front, rear, and side elevations
- 6' high windows on 1st and 2nd floors with captive window grids (front only)
- Coach lights at front door and garage (per plan)
- Front and rear duplex all-weather exterior outlets
- Front and rear frost-free hose bibs
- Seed and straw entire yard where disturbed
- 12' x 12' concrete patio (grade permitting)
- Plan-specific landscaping package
- 4'-wide concrete curved walkway
- Air-entrained 4500 PSI concrete on all driveway, patio, porch and sidewalks
- Aluminum 5" gutter and 2"x 3" downspout system

## Interior

- 9' ceilings on 1st and 2nd floors
- Smooth ceilings
- Ceiling finish and textured walls in garage
- ¾" solid oak floors in foyer and powder room
- Decorator wall-to-wall carpet with 6 lb, ½" pad
- 3¼" base trim on all floors
- 2¾" casing at windows and doors

- Decorative 2-piece crown molding in two rooms of choice
- Chair molding in formal dining room
- Decorative columns (per plan)
- Choice of several decorative smooth interior doors
- Decorative lighting package
- Quality PPG paints – 1 color, 2 coats
- Painted trim
- Satin nickel interior door hardware
- Overhead lights in all bedrooms, walk-in closets and pantry

## Kitchen

- 42"-tall wall cabinetry from Merillat with decorative crown molding
- Plywood, dovetailed and self-closing cabinet drawers on base cabinetry
- Granite kitchen countertops
- Spacious islands (per plan)
- ¾" solid oak floors throughout the kitchen and breakfast nook
- Frigidaire 30" stainless freestanding range
- Frigidaire 30" stainless over-the-range microwave with two-speed ventilation
- Frigidaire 24" built-in dishwasher with energy saver dry option
- Delta Linden pull-out faucet with Diamond Seal Technology
- Ice maker hookup with recessed box and shut off

## Baths

- Ceramic tile floor and walls in master bath
- Ceramic wall tile in all tub/showers
- Ceramic tile seat in master shower (per plan)
- Choices of Kohler pedestal or vanity sink in powder room
- Adult height vanity cabinets in all baths
- Cultured marble vanity tops
- Full height vanity mirrors
- Kohler tubs and elongated commodes throughout
- Delta Lahara faucets with Diamond Seal Technology
- Electrical, Plumbing and Utilities
- Five CAT-5e or RG6 outlets
- Durable, quiet, non-corrosive FlowGuard Gold™ water pipes
- Chain-driven opener for each garage door
- One keyless garage door entry pad
- Fan and light pre-wire in master suite
- 200 AMP electrical service

## Structural

- Steel I-Beam with steel post in basement
- 2x6 exterior wall constructions
- Machine-rated No. 1 grade 2x12 1st and 2nd floor joists for minimal floor deflection
- ¾" subfloor glued, sanded and screwed for extra strength
- 7/16" OSB exterior wall and roof sheathing

## Energy Saving Features

- ResNet™ certified by independent third party
- Home Energy Rating System (HERS) certificate provided on every home
- Bryant™ quiet 14+ SEER rated state-of-the-art air conditioner with Puron™ refrigerant
- 96%+ efficient Evolution system with Bryant whisper quiet variable speed gas furnace
- Evolution Connex control by Bryant
- Simonton™ insulated vinyl windows with low-E coating and argon gas between panes
- 2x6 exterior walls allow for about 57% more insulation than traditional 2x4 exterior walls
- Super Insulated shell:
  - 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
- Insulated and steel-backed garage doors
- The whole return and supply system of channels connecting the furnace to different rooms of the house is installed inside of the conditioned space
- The whole return and supply system of channels connecting the furnace to different rooms of the house is ducted with metal and sealed with mastic to prevent leakage
- Advanced sealing techniques for minimized air infiltration
- Broan™ SmartSense ultra silent fresh air fan for maximum indoor air quality
- CFL bulbs (excluding exterior fixtures)
- High-efficiency 55-gallon gas water heater