

Classic Standard Features:

Value

- Energy Star® verification by independent third party
- WNC Healthy Built certified home
- 2-10 HBW 10-year insured structural home warranty
- Quality assurance walkthrough before closing and new home orientation

Foundation

- Steel Reinforced Footer
- Reinforced Basement and Crawlspace walls
- 9' Basement Height
- Radon Elimination System
- Moisture Control with Lifetime Warranty
- Sentricon® environmentally friendly termite treatment

Quality

- Exterior 2" x 6" Walls with Zip 7/16" Sheathing
- Interior 2" x 4" Walls, 16" o.c.
- Structurally engineered floor system
- 3/4" tongue-and-groove sub-flooring glued and nailed
- Structurally engineered roof system
- 5/8" roof sheathing
- Zip 5/8" roof sheathing

Windows & Doors

- MW Mira Aluminum Clad Wood Window Energy Star
- King Steel entry doors with sidelights per plan
- All windows and doors are low E double pane
- Full screens for all operable windows
- All entrance doors are keyed alike

Exterior

- LP SmartSide and Trim
- Cedar Shingle Accents
- Amaar® Insulated Garage Doors
- Seamless aluminum gutters with downspouts
- Window shutters or lineal trim per plan
- Roof pitch per plan
- Owens Corning® Cultured Stone accents
- Elk® Architectural 30 year roof shingles
- Garage Pad
- Asphalt Driveway allowance
- Sherwin Williams SuperPaint

Energy-Efficient Construction

- **Advanced framing techniques to reduce lumber waste and improve insulation performance**
- **Sealed Attic**
- **Foam insulation walls and attic**
- **Foam or caulk all exterior penetrations**
- **Foam insulation around all windows and doors**
- **Duct blaster test to verify duct work is sealed properly**
- **Door blower test to ensure house sealed tight**
- **Direct vent fireplace and range hood**
- **Energy Recovery Ventilator (ERV)**
- **On demand instant hot water heater (Tankless) or Marathon 110 gallon**

Electrical

- **200 or 400 amp electrical service per plan**
- **Designer lighting fixtures**
- **One coach light at all exterior doors**
- **Two Corner Motion Sensor Floodlights**
- **Two coach lights at garage**
- **G.F.I. electrical outlets front and back**
- **Door bell at front door**
- **Designer light switches and outlets**
- **TV and phone outlets in all bedrooms, FR and Kitchen**
- **Alarm system pre-wire**
- **Electric smoke detectors at every level and in every bedroom with battery back-up**
- **G.F.I. electrical outlets in garage**
- **Energy Star exhaust fans in all bathrooms**

Plumbing

- **Moen Faucets**
- **Kohler Plumbing Fixtures**
- **Soaker tub in master bath**
- **Manifold system for all sinks, faucets, and water closets**
- **Stainless steel kitchen**
- **Exterior faucets front and back**
- **Laundry hookups for washer and dryer**
- **Exterior vent for dryer**
- **Icemaker hookup**

Heating & Cooling

- **Maytag® HVAC 14 SEER High Efficiency System**

Interior

- **9' Ceilings**
- **Smooth or custom-textured ceilings, no popcorn**
- **Garage completed with drywall, trim and paint**
- **Sherwin Williams® Harmony Low VOC paint throughout**
- **Solid core interior doors for bedrooms and bathrooms**
- **All interior doors and windows are jambed and cased with trim (no drywall returns on windows)**
- **Schlage lever hardware with privacy locks on bedrooms and baths**
- **Stairs to second floor with red oak treads & railings with paint grade balusters, skirt boards and risers**
- **Door stops at all doors**
- **Master Bedroom Closet system allowance and vinyl-coated shelving in all closets, pantries and linen closets**

Kitchen & Bath

- **Maple kitchen and vanity cabinetry with easy-to-clean interiors**
- **All cabinetry features dovetail drawers**
- **Wood toe kick under all kitchen cabinets and vanities**
- **Granite countertops in kitchen**
- **Cultured marble vanity tops in bathrooms**
- **Mirrors above all vanities**
- **Designer coordinated towel and paper holders for bathroom**
- **KitchenAid® range, dishwasher and microwave included**
- **Insinkerator® Garbage disposal**

Flooring

- **18" Tile flooring in bathrooms, laundry**
- **Hardwood flooring in all non-bedroom area on first floor**
- **Green Certified Carpet in all bedrooms and hallways**

Customer Service

- **Personal Builder with cell phone number**
- **Multiple walkthroughs with your personal builder**
- **On line access to your contract documents, status, pictures and milestones**