



A LOT MORE HOME ON YOUR LOT

## Standard Home Features



## Purchasing

Free itemized home quotes	✓	✓
Free lot review and site cost estimates	✓	✓
\$1,000 best buy guarantee	✓	✓
120 day pricing guarantee	✓	✓
Unique financing (FHA & No PMI Conventional loans)	✓	✓
Free custom design changes	✓	✓

## Pre-Construction

Plans drawn by CAD department	✓	✓
Lot review	✓	✓
House staking (except subdivision lots)	✓	✓
Finance coordination	✓	✓
Onsite design centers	✓	✓
120-150 day average build time	✓	✓

## Foundation

Excavation for crawl space foundation	✓	✓
40" foundation, includes 4 courses of block	✓	✓
4" gravel base & visqueen vapor barrier in crawl space	✓	✓
Conditioned crawl spaces	✓	✓
24" blocked out crawl space access	✓	✓
Backfill with excavated soil	✓	✓
Sump pump in crawl space	✓	✓

## Framing And Exterior

Custom built/stick built	✓	✓
Premium 2 x 4 studs 16" on center	✓	✓
Double top plate on interior and exterior walls	✓	✓
Insulation - R15 wall, R38 house attic, & R19 garage attic	✓	✓
Structurally engineered roof truss system, built by TK	✓	✓
1/2" roof decking	✓	✓
5/8" roof decking	✓	✓
30 year GAF dimensional roof shingles over 15lb. felt	✓	✓
Continuous ridge vent	✓	✓
2 x 8 or 2 x 10 floor joists 16" on center (per plan)	✓	✓
High performance sub flooring (glued, nailed, & screwed)	✓	✓
Choice of OSB or 1/2" R board for exterior sheathing	✓	✓
House wrap	✓	✓

**Framing And Exterior Continued...**

Maintenance free exteriors	✓	✓
Andersen 200 series windows and gliding door	✓	✓
Cathedral or vaulted ceiling(s) (per plan)		✓
Screens for operable windows	✓	✓
Therma-Tru fiberglass front door (side lights per plan)	✓	✓
Deadbolts included for all exterior doors		✓
Variform vinyl siding with lifetime warranty	✓	✓
Brick front on home exterior		✓
36" wood burning fireplace per plan		✓
Brick hearth and facing on the fireplace		✓
Vinyl ventilated soffits	✓	✓
Seamless 4" aluminum gutters and downspouts	✓	✓
Shutters next to windows on the front of homes	✓	✓
2 or 3 car garages (per plan)	✓	✓
Overhead insulated garage door(s) with wiring for opener	✓	
Overhead insulated garage door(s) w/ opener & 2 controls		✓
Construction clean up and debris removal	✓	✓
50' of construction driveway		✓
Temporary electric pole installation		✓

**Mechanics And Drywall**

Bryant 14 SEER heat pump with central air	✓	✓
200 amp electrical service	✓	✓
GFI outlets on exterior, garages, kitchen, and baths	✓	✓
Outlets wired to local building code(s)	✓	✓
Any combination of 4 TV and/or phone outlets	✓	
Any combination of 8 TV and/or phone outlets		✓
Front doorbell	✓	✓
Exhaust fans vented to exterior in bathrooms	✓	✓
Hard wired smoke detectors with battery backup	✓	✓
CPVC plumbing	✓	✓
Mansfield toilets	✓	✓
One piece fiberglass tub/shower units	✓	✓
50 gallon high efficiency electric water heater	✓	✓
Washer/Dryer, plumbing and electrical hookups	✓	✓
Dryer vented to exterior	✓	✓
2 exterior frost free water spigots	✓	✓
1/2" drywall nailed and screwed on interior walls	✓	✓
5/8" drywall on ceilings	✓	✓
Textured ceilings	✓	✓
Garage common walls & ceiling dry walled and taped	✓	
Garage fully dry walled, finished, painted & trimmed		✓
Water line for ice maker		✓

<b>Finishes</b>		
Sherwin Williams Super Paint - 2 coats (creamy or white)	✓	✓
Primer coat of paint		✓
Six panel hollow core masonite interior doors	✓	✓
Steel garage service door (per plan)		✓
Pine 3.25" interior base trim	✓	✓
Pine 2.25" door and window casing	✓	✓
Pine fireplace mantle with dental molding		✓
LED down lighting on front porches (per plan)	✓	✓
Coach lights on both sides of garage door(s)	✓	✓
Small coach light(s) next to all other exterior doors	✓	✓
Seagull brushed nickel or heirloom bronze light fixtures	✓	✓
Ceiling Fan in great rooms & sunrooms (nickel or bronze)	✓	✓
LED recessed kitchen down lighting	✓	✓
Brushed Nickel door hardware	✓	✓
Bronze door hardware		✓
Door stops	✓	✓
Wire shelving in closets, pantries, and linen closets	✓	✓
Kitchen Kompact oak cabinetry	✓	✓
Additional Kitchen Kompact cabinetry choices		✓
Formica or Wilson Art laminate kitchen countertops	✓	✓
Cultured marble bathroom one piece vanity tops	✓	✓
Mirrors above vanities	✓	✓
Shaw carpet and padding	✓	✓
Armstrong vinyl flooring	✓	✓
1/4" underlayment beneath vinyl flooring	✓	✓
Delta single lever bath and kitchen faucets	✓	✓
6" stainless steel kitchen sink	✓	
8" stainless steel kitchen sink		✓
<b>Service, Warranty, and Additional Features</b>		
1 year internal home warranty - 24 hr service response	✓	
3 year internal home warranty - 24 hr service response		✓
10 year structural warranty	✓	✓
Manufactures' warranties	✓	✓
Personal job supervisor(s)	✓	✓