

# STANDARD FEATURES

## Design Features

- Custom home plans, elevations by "Britain"
- Open architecture split plans
- Modern high pitch roof lines
- 10' great room ceilings
- 42"-48" wide hallways
- Wide stairways
- Spacious foyer
- First floor laundry

## Energy Features

- Balanced HVAC with return air vents each bedroom
- Energy saving natural gas heat
- Energy saving Carrier, 13 SEER air conditioning
- Jeld-Wen™ insulated exterior doors
- Jeld Wen™ color coordinated vinyl windows
- R-38 attic insulation
- R-13 wall insulation
- Draft stop & air infiltration package
- Continuous ridge vent
- Vented soffits

## Construction Features

- Sturdy stick built 2"x4" framing with kiln dried lumber
- Pressure treated sil plate glued & bolted
- Strong 7/16" OSB subsiding
- 2"x10" floor joists at 16" O.C. per plan
- Tongue and groove 3/4" floor deck glued & screwed
- Engineered roof trusses
- Tyvek™ full house wrap
- Reinforced steel concrete foundation wall
- 10 year waterproofing
- 1/2" drywall nailed & screwed
- FlowGuard Gold™ plumbing
- Temperature balance valves on all tubs & showers
- Laundry dryer box
- 200 amp NEC electric service with copper wiring
- GFCI & Arc Fault circuits per NEC code
- Perimeter foundation drain & sump per plan
- Kitchen & bath fans vented to exterior

## Exterior Features

- Custom unique design on each lot
- Full brick wrap
- Frieze board
- Architectural dimensional shingles
- Color matched seamless aluminum gutters
- Raised panel Overhead™ garage door
- Garage door opener outlet
- Exterior post light with photoeye
- Professionally coordinated color schemes
- Concrete walks, steps & driveway
- Landscape & turf package
- Lawn irrigation system
- Copper mailbox with cedar post

## Interior Features

- Designer lighting fixtures
- No-wax resilient flooring in foyer, kitchen, baths & laundry
- Wall to wall carpeting
- Colonist raised white six panel doors
- 2 3/4" wood casing, 4 1/4" baseboard
- Hardwood window sil with trim detail
- Two coats of Sherwin Williams™ flat latex on walls
- Shut-off valves at all sinks & toilets
- Smoke detectors, all bedrooms & basement
- Four combination CAT 5 / cable rough-ins
- 2"x 12" sturdy field built steps
- Brushed nickle door levers
- Brushed nickle entry locks with security dead bolt
- Ventilated dust free coated wire shelving
- Textured ceiling

## Kitchen Features

- Aristokraft™ 30" hardwood cabinets
- Island per plan
- Whirlpool™ appliances (range, range hood, dishwasher)
- Stainless steel double sink
- Insinkerator™ disposal
- Pullout stainless faucet
- Granite counter tops
- Icemaker water line

## Owners Suite & Master Bath Features

- Spacious walk-in closet
- Designer lighting
- Aristokraft hardwood vanities/sinks
- Granite counter tops
- Medicine cabinets
- Matching paper holder
- Exhaust fan ducted to exterior
- Tile shower walls
- Tile tub surround-per plan
- Glass door & enclosure-per plan

## Customer Conferences & Inspections

- Pre-construction conference
- Daily access to site & management staff
- Formal pre-drywall walk-thru
- Occupancy orientation
- One year drywall inspection

## Warranties

- Kniess And Associates, Inc. One-Year Limited Warranty in accordance with HBA & ORC.
- Individual manufacturers warranties on components & materials
- Extended warranties available

Specifications & pricing subject to change without notice. © Aug, 2009

# OPTIONS Lot 30

## Construction

- 2" X 6" walls
- 7/9-12 or 8/10-12 dual roof pitch
- √ Extended soffits
- √ Gable roof returns
- √ Eyebrow vent, gable vent
- √ Garage bump, 3 or 4 car garage
- Side entry garage
- √ Raised garage ceiling
- Attic storage
- √ Covered front or covered rear porch
- Screen porch, 3 season or sunroom
- Bedroom, bath, or dining extension
- √ Basement
- Triple plate full 8' basement
- 9' x 10" basement walls
- Daylight or walkout basement
- Atrium staircase
- I-Joist quiet floor system 480 L/R

## Exterior

- Brick quoins,
- √ Brick soldiers
- Brick row locks
- √ Keystones
- Stucco
- Address stone
- Stone accents
- Step down foundation

## Windows & Doors

- √ Color coordinated windows
- Anderson or Pella wood windows
- Double hung or casement windows
- Low E glass
- √ Jumbo windows
- Transom windows
- Basement egress window
- Glass Block
- √ Glass entry door
- Single sidelight
- √ Dual sidelight
- Entry transom
- Additional service door
- Insulated garage door
- Garage door opener
- Garage door opener keypad

## Ceiling & Niches

- √ 9' ceilings, 10' ceilings
- Vaulted / cathedral ceiling
- Pan ceilings, tray ceilings
- √ Kitchen island ceiling projection
- √ Hall niche
- Plant shelf
- √ Fridge recess & oven spice niche
- Additional linen closet

- √ **Included**

## Energy & Comfort

- R- 19 wall insulation
- R- 49 ceiling insulation
- Insulated garage
- √ mfm window flashing kit
- High efficiency 92% gas furnace
- 15 SEER air conditioner
- Humidifier
- Set-back thermostat
- Media filter, UV filter
- Dual fuel heat pump

## Plumbing

- High capacity water heater
- Gas water heater
- Tankless water heater
- √ High arc stainless pull-out faucet
- Undermount sink
- Brushed nickel bath fixtures
- √ Soaker tub
- Whirlpool tub
- √ Oversize walk-in tile shower
- Built-in soap niche
- √ Glass shower door
- √ Basement bath rough
- Basement bath
- Water softener
- Laundry tub
- Hot/cold hose bib in garage
- Additional hose bib
- Back-up sump pump
- Elongated or comfort height commode

## Fireplace

- √ Gas fireplace
- √ Media niche' with conduit
- √ Art niche'
- Stone / tile accents
- Cedar mantel
- Raised hearth
- Blower

## Lighting & Electric

- √ Lighting upgrade
- √ Can lighting
- √ Ceiling fan/light
- √ Pendants
- Rope accent lighting
- √ Wall sconces
- Under cabinet lighting
- Decora switches
- Floor receptical
- 300 amp service
- Media junction cabinet
- Additional cat5 phone connection
- Additional cable connections
- LAN system, Alarm system
- Surround sound, home theater

## Cabinets & Countertops

- √ Maple cabinets
- √ 36 or 42" cabinets
- √ Cabinet knobs
- √ Cabinet crown molding
- √ Under cabinet molding
- √ Refrigerator end panels
- √ Raised island bar top
- √ Island bar cabinets
- Decorative end panels
- Waste can unit
- Dovetail drawers
- Island wainscot
- Mullion glass doors
- √ Corner pantry
- Kitchen height bath vanities
- Drop down make-up vanity

## Appliances

- √ Stainless chimney style vent hood
- √ Stainless appliances
- √ Refrigerator
- Slide-in range
- Cooktop
- Microwave
- Drawer microwave

## Finish & Trim

- Finished basement
- Garage drywall finish & trim
- Knockdown textured ceilings
- √ Color coordinated paint
- Satin / Semi gloss paint
- Stain package
- 5 1/4" baseboard
- √ Crown molding
- Chair rail
- Cased openings—fluted door jams
- √ French style closet doors
- Wainscot
- √ Half wall cap with drink rail
- √ Stairway base cap
- Custom California closet
- √ Ceramic tile
- √ Friese carpet

## Landscape & Decks

- Concrete driveway skirts
- Additional concrete patio
- Wood decks
- Full yard sod
- Automatic irrigation
- Full yard irrigation

## Extended Warrantee

- Call for details