

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

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

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

√ **Included**