



## Distinctive Design Features

### Exterior Features

Exteriors are HardiePlank Lap Siding with PVC trim. Roof is architectural style shingles with a 30-year warranty. Front porch has composite decking. Covered front porches have beadboard ceilings and recessed lighting.

### Concrete Foundations & Floors

Foundation walls are approximately 8" poured concrete on continuous footings. Basement and garage floors are 4" thick poured concrete.

### Frame Construction

Structural lumber is kiln-dried. Exterior walls are 2"x 6" on pressure treated sill plates. Detached garage walls are 2 x 4 on pressure treated sill plates.

### Insulation

Insulation will be a combination of Fiberglass BATT and blown-in (ceiling). All insulation will be in conformance with building code requirements.

### Windows and Doors

Windows are Harvey EnergyStar insulated, vinyl, double-hung. Exterior front door is Therma-Tru EnergyStar. Garage doors are carriage-style, steel overhead with remote openers and keypad. Interior doors are 2-panel. Passage/privacy locksets on doors are Schlage knobs.

### Electrical

All homes have a 150-amp service. Decora switches and standard outlets are white. Installation time is included for customer-supplied fixtures.

### HVAC

Each home is heated and air conditioned by a Bryant two zone, natural gas-fired system, with digital programmable thermostats. Also includes EnergyStar tankless water heater by Navien.

### Fire Protection

All homes are equipped with hard-wired smoke and carbon monoxide detectors with battery back-up.

### Cable & Telephone

All homes are pre-wired for a total of seven outlets.

### Interior Walls

All interior walls, ceilings and closets are blueboard; plaster walls are a smooth finish; ceilings and closets are textured.

### Interior Trim

All doors and windows are trimmed with 3-1/2" Craftsman-style casings. Baseboards are 5-1/2" Craftsman style. Closet shelving is ventilated white coated wire.

### Kitchens

Kitchen appliances are stainless steel by Samsung and include range, refrigerator, dishwasher and microwave. Cabinets are from the Waypoint 600 Series. Countertops are granite.

### Bathrooms

All bathrooms feature Kohler sinks and polished chrome faucets. Master bath and powder room toilets will be Kohler, elongated comfort height. Master bath has a tile shower with semi-framed glass door and vanity with stone counter tops and Kohler under-mount sink. Guest bath vanity with Kohler under-mount sink, stone countertops and fiberglass tub/shower. Powder room features a

Kohler pedestal sink. Cabinets are from the Waypoint 400 Series.

### Painting

All interior wood trim is prime-coated followed by two coats of semi-gloss Benjamin Moore paint. Walls are prime-coated followed by one coat of flat latex paint. Ceilings are painted a brilliant white flat latex paint.

### Flooring

Living and dining areas, kitchen, study/den (per plan), powder room and foyer have Bruce pre-finished oak flooring. Staircase will have oak treads. Baths, laundry, and mudroom area feature 12"x12" ceramic tile. Bedrooms, and second floor hallway have carpeting.

### Fireplace

Fireplace is a Heatilator Novus 30" gas-fired unit with slate surround and decorative mantel.

### Landscaping

Driveways are asphalt. Walkways and rear patios are pavers. All disturbed areas are professionally landscaped with ornamental shrubs, sod and mulch. All plantings are at the sole discretion of the developer. Front, side and rear yard areas will have irrigation system.

### ENERGY STAR FEATURES

- Performance Insulation Package
- EnergyStar appliances
- EnergyStar windows
- Programmable thermostats
- Energy efficient heating and cooling system
- Tankless hot water system