

### EXTERIOR FEATURES

- Architectural fiber cement siding with brick accents (per plan)
- Low-E single-hung tilt vinyl windows with grills (screens included)
- 30-year architectural style laminated asphalt shingles
- Broom finished concrete porches, stoops, and sidewalks
- Broom finished rear patios- size per plan
- Deadbolts on exterior doors
- Hose bibs in front and rear
- Decorative fiberglass front door per plan
- Professional landscape package to include sodded yard
- Pest control (foundation treatment)

### INTERIOR FEATURES

- Professional interior design selections made for painting, flooring, lighting, cabinetry, and countertops
- 9' smooth ceilings on the 1st and 2nd floor
- 7-1/4" upgraded baseboard trim 1st floor and 5 1/4" 2nd floor
- Large #445 (3-1/4") casing throughout
- Crown molding throughout 1st floor, upper hallway and bedrooms
- 36" vent free gas fireplace with marble surround (per plan)
- Engineered Hardwood floors throughout 1st floor areas
- Ceramic tile flooring in all bathrooms and laundry room
- Soil resistant carpet with 7/16" 6 lb. rebond pad in bedrooms
- Designer oil-rubbed bronze door hardware
- Architectural interior door styles available
- Custom wood shelving in closets
- Choice of main paint color with accent color in the master bedroom
- Pull down stairs for attic access
- Full oak step treads with open handrails and wooden balusters
- Designer satin nickel lighting fixture package

### KITCHEN FEATURES

- 42" recessed panel maple kitchen cabinets in choice of 5 stain colors
- Granite countertops (choice of color)
- Stainless steel appliances package includes gas range, over-the-range microwave and dishwasher
- Ceramic tile backsplash
- Stainless steel single bowl sink with pull- out sprayer
- Designer satin nickel lever faucet
- Pantries per plan to include custom wood shelving
- Icemaker connection provided at refrigerator location

### BATH FEATURES

- Raised height vanity in master and secondary bath with cultured marble countertops and integrated sinks
- Americast tub with ceramic tile in master and secondary baths
- Powder room to include a pedestal sink
- Satin Nickel plumbing fixtures
- Full width plate glass vanity mirrors in full baths, hanging oval mirror

- in powder room
- Recessed panel maple cabinets in all full baths
- Elongated toilets in all baths

### ENERGY SAVING COMFORT FEATURES

- 14-seer high efficiency heating and cooling system
- Digital thermostats
- Energy efficient 50 gallon electric water heater installed in the storage area
- Low-E single-hung tilt vinyl windows (screens included)
- Vapor barrier house wrap
- Engineered insulation system includes composite R values of R-30 in ceilings, R-19 in floors, and R-15 in walls
- 3rd party energy efficiency certification

### ELECTRICAL CONVENIENCES

- Recessed lighting in the kitchen and above bathtubs
- Floodlight on front and rear of home
- Two weatherproof outlets
- Smoke detectors with carbon monoxide detectors hardwired in each bedroom and in living area
- Exhaust fan in each bathroom
- Ceiling fan in family room, with prewires in bedrooms
- Phone jack in kitchen and cable outlets in all bedrooms and family room
- Pipe chase for flat- screen tv above the fireplace

### WARRANTY

- RWC 6-year NC Warranty

### AVAILABLE OPTIONS INCLUDE

- Flagstone rear patio
- Additional paint colors
- Interior door hardware choices
- Hardwood flooring in lieu of carpet in upper hallway and bedrooms
- Carpet selections
- Tile selections
- Change the tub to a stand up shower in baths
- Painted cabinets (white, bisque, gray)
- Countertop selections
- Kitchen backsplash selections (including subway or travertine)
- Appliance selections (including a range with double ovens)
- Plumbing selections
- Lighting selections
- Staircase selections (including a box newell or wrought iron hand-rails.
- Electrical options (additional recessed lighting, receptacles, cable or phone jacks, or speaker prewire or trim out)

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We are constantly improving our homes, and reserve the right to revise, change and/or substitute brands, features, dimensions, specifications, architectural details and designs WITHOUT prior notice. Room sizes are approximate.

Effective for all contracts after: 9/2013 Seller's Initials \_\_\_\_\_ Buyer(s) Initials \_\_\_\_\_