

## PORTFOLIO PLANS STANDARD FEATURES\*



### Interior

- 9 Ft. Ceilings on the 1st Floor
- Basement with poured concrete foundation, a full bath rough-in, & planned for future finishing
- Engineered floor trusses with ¾" T&G Gold Board glued, nailed, & screwed in place
- All Mechanicals concealed in basement ceiling floor trusses (no drop ceilings)
- RG6 for T.V.s & Cat5 for phones with (1) PH & (1)TV in every bedroom
- Lever Hardware & Front Door Handle set
- Master Bath: Double Van., 72" Whirlpool, & 48" Shower Stall with one seat
- Mid-Continent Cabinets: Available in Maple, Oak, Hickory, & Cherry ( 17 Stains )
- Upgraded Kitchen Layout available for Custom Appliances at additional cost
- Appliance Package: Self-Clean Oven/Range, ½ Horsepower Disposal, OVR Microwave, Dishwasher (with numerous upgrade packages available at additional cost)
- Tile Flooring in Master Bath, Hall Bath(s), and Laundry Room
- White oak "Select Grade" ¾" T&G hardwood flooring in Foyer, Kitchen, & Breakfast Nook
- Upgraded trim package with cathedral-style int. doors, and crown molding (see plan)
- Elongated Commodes & Delta dripless plumbing fixtures
- Insulation sound proofing for all bathroom & laundry room walls, & all water drain lines
- Manufactured Fireplace: Wood burning w/ gas starter or vent-free w/ gas logs (see plan)
- Marble surround on fireplace
- Ventilated wire shelving (numerous packages available)
- Garage Door Opener with 2 Remotes
- ½ Switch Wall Receptacles in Family Room & Master Bedroom
- Pre-wire Ceiling Fans in Bedrooms; install ceiling fans in Family Room & Master Bedroom
- Smooth ceilings with up to 4 total paint colors for wall & ceiling selection
- Owners' Suite features dramatic vaulted ceilings or elegant tray ceilings (see plan)

\*Standard Features are subject to change without notice

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### Exterior

- Maintenance-free Vinyl windows with tilt-in bottom sash
- Maintenance-free brick veneer front
- Maintenance-free Vinyl Siding
- Maintenance-free aluminum wrapped fascia boards and vinyl vented soffits
- 30 Year Dimensional Shingles
- Maintenance-free Copper Counter flashing where any brick veneer meets roof
- Fully sodded yard with designer landscape packages
- Custom Exterior Accents: Keystones, Mantles, Specialty Brickwork ...etc.
- Customize Front Elevation with Special Veneers: Cultured Stone and Nostalgia Series of Vinyl Cedar Shakes & Scallops (additional costs may apply)

### Energy-saving

- R-38 Blown-in attic insulation
- Foam & Caulk exterior walls at top, bottom, & all corners to further reduce air infiltration
- 2-Zone HVAC System installed
- Upgraded 13 Seer Air Conditioning Units for Both Floors (\$1.20 benefit per \$1.00 utility bill)
- 90 Plus Hi-Efficiency gas furnace 1st Floor (90 cent benefit per \$1.00 utility bill)
- 13 Seer Heat Pump 2nd Floor (\$1.20 benefit per \$1.00 utility bill)
- 50 Gallon gas Hi-Efficiency horiz. power-vent water heater (103 gallons of hot water 1st hour)
- No vertical venting for any furnace or water heater eliminates roof penetration & thus reduces potential roof leaks

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### Warranties\*\*

- Builder: 1 Year HBA Warranty
- Termite: 5 Year Pre-treatment
- Basement: 20 Year Waterproof System
- HVAC
  - Furnace small parts: 5 Years
  - 13 Seer A.C. & 13 Seer Heat Pump: 5 Years
  - 13 Seer Heat Pump compressor & coils: 10 Years
  - 13 Seer A.C. Unit compressor & coils: 10 Years
  - 80 Plus Heat Exchanger: 20 Years
  - 90 Plus Heat Exchanger: Unlimited Lifetime
- Plumbing
  - 50 Gallon Hi-Efficiency Water heater: 6 Years Limited Warranty
- Appliances
  - Parts & Labor: 1 Year
  - Major components: 5 Years (Materials)
- Fireplace
  - Fireplace and Chimney: 10 Years
  - Side Refractory ( Interior brick-like panels ): 1 Year
- Windows
  - Seal malfunction on glass: 10 Years Pro-Rated, Limited
- Garage Door
  - Workmanship, material, & installation: 1 Year Limited Warranty
  - Guarantee on section rust-through Std. Door: 10 Years Limited Warranty
  - Guarantee on section rust-through Insulation. Door: 15 Years Limited Warranty
- Garage Opener
  - Workmanship & materials: 5 Years Limited Warranty
  - Motor Warranty: Limited Lifetime

\*\* Copies of manufacturer's warranties available upon request. Builder's warranty does not exceed manufacturer's warranty under any circumstances.

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