



## Included Features

### All Square Feet are not Created Equal!

#### Personal Touch Services...

- In-house customer coordinator to assist with selection, pricing and process questions.
- Thorough internal quality assurance inspection process documenting all phases of the construction of the home.
- Our internal warranty will take you through the first year of ownership worry-free. In addition to our pre-close walkthroughs we provide a 30 day performance review and an 11 month warranty inspection to make sure your home is operating at peak efficiency.



We've taken a new approach to homebuilding called Woman-Centric Matters!<sup>sm</sup>. All our new homes have been designed to address the themes of de-stressing, entertaining, flexible living and organizing. With cutting edge research and customer feedback we've been able to enhance our buying and building experience to focus on the aspects of the home that matter most to you.

#### Health and Efficiency...



All our homes are built to the stringent NC Healthy Built Home and EPA ENERGY STAR guidelines. To earn these distinctions, every home is 3<sup>rd</sup> party inspected using a thorough quality checklist.

- Ductwork is 3rd party tested so that airflow is getting to where it is designed to go to keep the house comfortable and your HVAC system working at its best.
- Your home is air sealed at all penetrations in the building envelope, helping to keep conditioned air inside the home and unconditioned air and moisture out.
- All our homes undergo a 3rd party "blower door" test to ensure they meet performance standards and to ensure you the highest level of comfort and lower utility rates.
- Fresh air is brought in from the outside to the return of the HVAC system for the occupants of the home. This air is filtered, conditioned and then distributed through the system.
- Low to zero volatile organic compounds (VOC) paint is used throughout
- Sentricon Termite Treatment from Terminex avoids using harsh chemicals in the soil of your home while providing excellent termite protection.

### **A Strong Foundation...**

- Your new home will be built upon a 4" thick concrete slab over gravel and a 6 mil vapor barrier.
- 1" extruded polystyrene (R-5) insulation will be applied to the slab edge to prevent heat loss along with slab insulation horizontally placed along the perimeter of the slab.
- A soil gas pipe is placed under the slab and piped out through the roof of the house, reducing any risk of radon or other soil gasses.

### **Distinguished Exterior Features...**

- Arts and Crafts style elevations with beautiful Certainteed WeatherBoard cement fiber siding and Miratec wood composite trim and stonework.
- MW vinyl windows and patio doors are Lo-e and insulated to reduce heat gain or loss and to reduce fading of interior finishes, furniture or fabrics.
- We install our windows per Energy and Environmental Builder's Association (EEBA) guidelines to give maximum protection against moisture and air infiltration.
- Elegant Belleville Fiberglass doors with decorative glass from Masonite with EZ-Set front door handle set.
- Ribbon V-12 "Carriage House" style steel garage doors from Overhead Door offer an improved look from your typical garage door with embossed steel.
- Water efficient landscaping with native and drought tolerant grasses and plants in mulched front yard beds.

### **A Sound Structure and Advanced Construction Techniques**

- Huber Engineered Zip System wall and roof sheathing, with a built in water resistant barrier and sealed seams provide a layer of protection for your home against the elements. This system is covered by a 15 year system and 30 year panel warranty.
- Advanced framing techniques in 2x4 exterior walls allow proper insulation coverage at corner and wall intersections, providing a better thermal barrier than typical construction practices.
- Blown cellulose, insulation made from recycled newspaper is installed to provide complete coverage of:
  - R-13 exterior walls
  - R-38 ceilings
  - R-19 attic knee-walls with foam board air barrier per ENERGY STAR requirements
- 2x4 engineered roof trusses
- 30 year architectural grade shingle from GAF Elk.

### **Interior Features...**

- 9 foot ceilings provide an open feel with raised 10 foot ceilings in family rooms.
- "Arts and Crafts" style interior trim provides finished look to the home.

- Hollow-core Masonite doors contribute to that Arts and Crafts feel
- Your home comes with craftsman style “Summerfield 2” cabinets by Marsh with 7 color finish choices and comes standard with a “Lazy Susan” to help with storage and organization.
- Wilsonart and Formica laminate countertops.
- Shaw low VOC carpet is used throughout with less off-gassing than conventional carpet.
- Glued down Millbrook Oak Engineered Hardwoods provide a solid feel.
- All homes have a walk-in shower in the Master Bathroom.
- Daltile ceramic tile is used in all bathrooms
- All bathrooms have 1.28 gallon per flush Kohler Comfort Height elongated toilets and Eco-Smart Flushing System to save water without sacrificing quality or comfort.
- Cultured marble vanities with WaterSense certified Delta single lever lavatory faucets.
- Stainless steel double bowl kitchen sink
- Ice Maker/Water line hook-up
- Garbage Disposal
- Ventilated metal shelving with upgraded metal or “Gregory Wood” shelving in the Owner’s Suite Closets (per plan)
- Phone and cable jacks in all bedrooms, family room and kitchen
- 110 Volt smoke alarms and a carbon monoxide detector help to keep your home safe.

### State of the Art Systems...



Our homes are designed and built to meet the specifications of the EPA WaterSense Program with water efficient plumbing system design, efficient fixtures and native drought tolerant landscaping. The EPA estimates that this could save up to 10,000 gallons of water a year.

- Rinnai Tankless water heaters provide hot water and space heating through a hydro air handler. Rinnai states up to a 40% savings compared to a 40 gallon tank water heater.
- Pex water lines with all hot water pipes insulated with either a core plumbing system with short runs to all fixtures or a central manifold system (per plan)
- 200 AMP electrical service provides plenty of space for any future expansion needs
- Multiple HVAC returns in the home provide less stress to the on the air handler and helps to prevent pressure differences throughout the home.
- 13 SEER air conditioner
- ENERGY STAR programmable thermostats with multiple set-points allow homeowners to save energy and program around their schedules for weekdays and weekends.

SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE.  
CHECK WITH A COMPANY REPRESENTATIVE FOR CURRENT SPECIFICATIONS