

NDI INCLUDED

OUR SIGNATURE FEATURES



High Quality Exterior Features

- Brick or Stone (per design)
- Low Maintenance Vinyl Siding
- 30 Year Architectural Style Roof Shingles
- Double Hung, LoE Glass Windows by Simonton
- Insulated Exterior Entry Door with Choice of Brushed Nickel or Oil Rubbed Bronze Door Hardware
- Garage Interior Finished
- Walkout Basement Exit with Sliding Glass Door

High Quality Interior Features

- 9' Walls on Main Level & Upper Level
- 9' Basement Walls with Reinforced Concrete
- 2.25" Wide Hardwood or 5" Wide Engineered Hardwood in Foyer, Dining Room & Powder Room
- Choice of 2.25" Hardwood or 5" Wide Engineered Hardwood or Ceramic Tile in Kitchen & Nook
- Ceramic Tile in Laundry Room
- Oak Staircase with Craftsman or Traditional Rails (Per Design)
- Designer Carpet & Upgraded Carpet Pad
- Direct Vent Gas Fireplace with Wood Mantle & Choice of Marble, Granite or Slate Surround
- 2 Piece Crown Molding in Living Room, Dining Room, Foyer & 2nd Floor Hallway (Per Design)
- Traditional or Craftsman Trim Throughout
- 2 Panel Interior Doors with Choice of Brushed Nickel or Oil Rubbed Bronze Door Hardware
- 2 Tone Interior Paint

Gourmet Kitchen Features

- Designer Maple Cabinets by KraftMaid Includes dovetail drawer construction, under mount drawer glides, soft close drawer/door feature & more!
- Granite Countertops with 12" Island Overhang & Large Single Bowl Under Mount Sink and Moen Extensa Faucet

- Stainless Steel, Energy Star Rated GE Appliances Includes 25 CU FT Refrigerator, Gas Cooktop, Choice of Double Oven or Oven/Microwave, Dishwasher & 2 year GE warranty.
- Choice of Designer Cabinet Knobs

Master Bathroom Features

- Designer Maple Vanities by KraftMaid with Cultured Marble Countertops
- Ceramic Tile Floor, Shower Surround with Tile to the Ceiling & Soaking Tub Surround with Listello Accent Tile
- Ceramic Shower with Glass Door
- Moen Faucets in Brushed Nickel
- Elongated Commode by American Standard

Secondary Bathroom Features

- Designer Maple Vanities by KraftMaid with Cultured Marble Countertops
- Ceramic Tile Floor & Tub Surround with Tile to the Ceiling with Listello Accent Tile
- Moen Faucets in Brushed Nickel
- Elongated Commode by American Standard

Powder Room Features

- Pedestal Sink
- Moen Faucets in Brushed Nickel
- Elongated Commode by American Standard

Electrical and Plumbing Features

- 400 AMP Electrical Service
- Basement Bathroom Rough In
- 2 Exterior Garden Hose Bibs (Front & Rear)
- Kitchen Garbage Disposal
- Washer & Dryer Hookups
- Security System with Exterior Door Contacts & Glass Break Deterrent System
- Smart Home Wiring System
- Ceiling Fan Pre-wire Family Room & Bedrooms
- Recessed Lights in Kitchen, Full Baths & Hallways

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Energy Saving Features

- R-38 Insulation in Attic
- R-15 Wall Insulation
- R-11 Basement Wall Insulation
- Air Seal Package
(seals gaps & penetrations in exterior walls)
- House Wrap
(acts as air & moisture barrier to protect home from mold)
- Energy Star Rated, Double Hung, LoE Glass Windows with Argon Gas Filled
Windows are Simonton and come with a lifetime warranty.
- Stainless Steel, Energy Star Rated GE Appliances with 2 year warranty

Additional Energy Saving Features

- Energy Efficient Dual Zone Heating & Air Conditioning with Programmable Thermostat
- 90% Gas Furnace Zone 1, 14 Seer Heat Pump Zone 2
- Wifi Enabled Programmable Thermostat
- Direct Power Vent Gas Water Heater
- 2 or 3 Car Garage with Wayne-Dalton Insulated Garage Door with Automatic Opener

Healthy Home Building Materials

- Resource Efficient Design including Engineered Floor System
- Moisture Resistant AdvanTech Engineered Sub-flooring
(#1 brand for engineered products)
- Moisture Resistant Engineered OSB Wall & Roof Sheathing
- Moisture Resistant Backer Board behind Tubs & Showers
- Full, Unfinished Basement with Waterproof

Foundation Wall Barrier

- Interior & Exterior Foundation Drain with Sump Pump
- Moisture Resistant Drywall used in Optional Finished Basement Areas
- Window & Door Flashing
- Air Supplies Covered During Construction
- Low VOC Materials & Finishes
(improves indoor air quality)
- Carpet Pad made with Recycled Material

Quality Construction Methods

- Sub-flooring Glued, Nailed & Screwed
- Drywall Glued, Screwed & Nailed
- Engineered Exterior & Interior Foundation Drainage System
- Low Maintenance Exteriors

Miscellaneous Features

- \$5000 Architectural Allowance
- Excavation/Backfill/Final Grade/Seed/Straw
- Onsite Dumpster & Porta-John

Quality Assurance Programs

- Pre Construction Meeting
- Onsite Foundation Walk Through Meeting
- Onsite Framing Walk Through Meeting
- Onsite Pre-Drywall Walk Through Meeting
- Onsite Cabinet Walk Through Meeting
- Onsite Pre-Settlement Walk Through Meeting
- Onsite 30 Day Post Settlement Walk Through Meeting
- Onsite 11 Month Post Settlement Walk Through Meeting
- 2 Year Mechanical Warranty
- 10 Year Structural Warranty
(Warranty backed by the exclusive Quality Builders Warranty Corporation)