



STANDARD FEATURES

Health and Wellness Features

- 1) Focus on Indoor air Quality (IAQ)
 - a. Low VOC interior paints, caulks and adhesives
 - b. Wood cabinets and natural materials for countertops
 - c. Outside air ventilation filtered through a 10 MIRV pleated filter
- 2) Variable speed heating units for continuous air movement, comfort and filtering
- 3) Variable speed compressor unit for continuous dehumidification

High Performance Systems

- 1) Sealed Building Envelope, performance tested to EarthCraft standards
- 2) Sealed ductwork in conditioned space
- 3) Blower Door tested to Earthcraft standards
- 4) Fresh Air intake – filtered with 10 MIRV pleated 5” filters
- 5) High Efficiency cooling – 15 SEER
- 6) High Efficiency heating – 92 AFUE
- 7) Each level separately zoned with digital programmable thermostats
- 8) Spray Foam insulation of Attic to enclose Heating ducts and hot water heater (per plan)
- 9) Engineered wood flooring system for stiffer floors and better circulation of mechanical systems
- 10) Advantech subfloors glued and screwed to floor systems
- 11) Minimum 80% LED lighting
- 12) 50 Gal gas or electric water heater (Per plan)
- 13) High efficiency doors and windows with limited lifetime warranty with window grids per plan
- 14) Typar house wrap for protection against water infiltration

Exterior Features

- 1) Stucco, brick or stone veneer on lower level
- 2) HardiePlank® fiber cement siding and trim boards for durability
- 3) Sherwin Williams Duration® quality exterior paints
- 4) Individual covered and lighted porch entry
- 5) Two exterior faucets with cutoff valve
- 6) Prefinished Aluminum gutters and downspouts
- 7) Architectural-grade roof shingles
- 8) Carriage style garage door with opener per bay
- 9) OSB wood exterior wall sheathing for increased structure
- 10) Private Courtyards professionally designed and maintained
- 11) 8’ Solid Wood Front Entry door (styles will vary per plan)

Interior Features

- 1) Ceiling Heights: 10'0" Main floor, 9'0" upper floor, 8'0" Terrace (per Plan)
- 2) Stained or painted wood kitchen cabinets and bath vanities
- 3) 1" x 8" with base cap trim base
- 4) 1"x 4" door and window trim
- 5) Crown molding in main living area and Master bedroom (per Plan)
- 6) Granite countertops in kitchen with tile backsplash
- 7) Granite countertops in full baths and undermount white sinks
- 8) 2 panel doors with chrome hardware and locks
- 9) Vinyl wrapped continuous slide wire clothes rod and shelving
- 10) Light tone painted walls (2 standard colors), ceilings (1) and trim (1)
- 11) Full oak treads on stairs and oak landings
- 12) Kitchenaid appliance package
 - a. 36" gas range
 - b. 36" Chimney hood vented to exterior
 - c. Stainless Steel EnergyStar dishwasher
 - d. Built-in Microwave
 - e. Garbage disposal

Flooring

- 1) Engineered wood flooring system
- 2) Nail down red or white oak site finished floors on main floor and upper hall
- 3) Stain resistant carpet with 6lb pad – all bedrooms
- 4) Tiled master bath floor, shower floor and shower walls
- 5) Tiled secondary bath floors and shower surround
- 6) Tiled laundry floor
- 7) Tiled Terrace entry and hallways

Plumbing

- 1) Kohler 8" spread faucets in polished chrome for master and powder room
- 2) Kohler 4" spread faucets in polished chrome for secondary baths
- 3) Kohler Semplice pullout faucet in polished chrome for kitchen
- 4) Kohler comfort height toilet with dual flush technology
- 5) Undermount single bowl kitchen sink in 18 gauge stainless steel
- 6) Freestanding tub, non-jetted in white for master bath (per Plan)
- 7) Pedestal sink in Powder Room
- 8) 30" x 60" tub/shower with tile surround for secondary baths
- 9) Freeze resistant PEX plumbing system which prevents corrosion and mineral buildup

Electrical

- 1) 15 Recessed can lights
- 2) Ceiling fan wiring for Master bedroom and family room
- 3) Decorative interior lighting allowance of \$2000 including Smoke and CO detectors
- 4) 2 USB charging outlets
- 5) 2 exterior Weatherproof receptacles
- 6) Structured wiring to central panel for:
 - a. Security system prewire
 - b. 4 Data/ TV jacks

Accessibility Features

- 1) Elevator core stacked closets for future elevator installation (per plan)
- 2) Hallways and interior doors designed for wheelchair access
- 3) All baths framed for handicap hardware
- 4) Barrier free entry for each home (per plan)
- 5) Decora receptacles and paddle switches
- 6) Curbless walk-in showers with heavy glass (frameless) shower door (per plan)

Warranties

- 1) Greater Atlanta Homebuilders Association Builder Warranty with Homeowner Handbook
- 2) Pre-occupancy Orientation Walk-Thru
- 3) Manufacturer Warranties on all appliances, water heater and HVAC system
- 4) Hardie-plank siding manufacturer's 30 year warranty
- 5) Roofing manufacturer's 30 year warranty
- 6) Kohler Faucets Limited Lifetime Warranty
- 7) One year renewable termite bond

Notice: Any and all Included or Standard Features are Subject to Change without Notice. Builder reserves the right to substitute products of equal or greater value at any time based on availability and pricing.

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