



## STANDARD AMENITIES

### For Chalet Series on Owner's Land

#### Features:

1. R-15 BIB (blown-in) Insulation in walls
2. R-38 Insulation in roof
3. R-8 Air ducting and supply boots (industry standard is R-6)
4. Energy Efficient Premium Double-Paneled Vinyl Windows with **Low e Glass** and Tilt-In Bottom Sash Feature for easy cleaning
5. Top Rated Rheem, Trane or equal 14 Seer Air Conditioning System
6. Engineered Post Tension Slab
7. Termite Pre-Treatment Warranty
8. Designer Freeze Carpeting on Thick 8-lb. Pad
9. 30 Year Architectural Shingles – Not the 3-tab as typically found at this price point
10. Full brick on front of home with approx. 3' brick wainscot on sides and rear of home; Some homes may have siding under porches and patios; wainscot is measured from top of footing
11. Vaulted or raised ceiling in living room (Most Plans); all other ceilings are flat and 8' tall
12. Open Floor Plans with Bullnose Archways in Main Living Area
13. 3-1/4 Decorative "Cove Style" Trim in Main Living Areas & Hallway; 2-1/4" Elsewhere
14. Cultured Marble Bathroom Vanities with Integrated Sinks & Upgraded Ogee Edge (Where Possible)
15. Vaulted Ceilings (Most Plans)
16. Expanded Foam Sealant on all Exterior Wall Plates
17. Cabinets have custom built "Raised Panel" doors with hidden hinges, laminate top
18. Staggered height upper cabinets in Kitchen
19. Oil Rubbed Bronze or Satin Nickel Lighting Fixtures
20. Oil Rubbed Bronze or Satin Nickel Plumbing Fixtures (Other colors available)
21. Oil Rubbed Bronze or Satin Nickel Door Hardware (knobs and hinges)
22. **Knotty Alder** Cabinet Wood Species
23. Oversized fiberglass, oval tub/shower combo in master bath
24. Ceramic Tile Floor at Entry, Kitchen, Utility & Bathrooms
25. "Frigidaire" Appliances in White or Black with Built-In Vented Microwave, Dishwasher w/ "Quiet Pack" System (Refrigerator and Washer/Dryer is not included)
26. Security wiring on exterior doors (Option to add windows)
27. Dead bolts with passage knobs on all exterior doors
28. Gutters on front of home
29. ½" rebar in Drive and Sidewalk
30. Sidewalk from concrete approach at garage to front porch
31. Engineered Floor Trusses on 1-1/2 Story Plans
32. 2 Car Garage (Option for 3<sup>rd</sup> Car)
33. 2 Exterior Doors (Front door is Fiberglass)
34. 8' exterior walls
35. Exterior-two hose bibs and two electric receipts
36. Recessed can lighting in kitchen & dining

**Clarifications:**

1. Builder's risk insurance is not included (You will have to have in place to start)
2. No site utilities for home are included; builder is responsible for stub-outs only
3. An 18'x 20' concrete approach (drive) into garage and 3 ½' wide sidewalk from drive to front porch is included; driveway into property/home from county/city street is not included
4. Any unforeseen poor or unsuitable soil conditions will be additional costs\*
5. Front entry garage is included (side entry is additional costs)
6. Homes are priced with gas equipment; All-electric homes are an additional cost
7. One Phone and One Cable outlet to Living Room and Master Bedroom (2 total each)  
(note: Aidan II & III have one additional phone and cable included in gameroom)

**Items NOT Included in base price but optional and can be added to contract:**

1. Construction Loan and bank fees
2. Separate Walk-in Shower
3. Whirlpool Tub
4. Fireplace
5. Covered Patio
6. Garage Door Opener
7. 220V electric to range
8. Gas to clothes dryer
9. Other upgrade options available: i.e. granite, wood look tile, hardwood floors, etc...

**Allowances:**

- |                |         |
|----------------|---------|
| 1. Sod         | \$1,000 |
| 2. Landscaping | \$500   |
| 3. Pad         | \$1,500 |
| 4. Final Grade | \$1,500 |

\*Differing site conditions may exist whereas poor soil exist and is unknown at this time, but discovered during construction. Soil unsuitable for construction which may require over-excavation and engineer testing will be additional costs to the contract and will be priced on a case-by-case basis.

**Updated 02/15/2016 - Subject to Change Without Notice  
Information Deemed Reliable**