

SOUTH MARTIN BRANCH | INCLUDED FEATURES

Additional Energy Features

Nominal 15 SEER heat pump with high efficiency indoor blower motor with 10 year warranty**

MERV 10 air filters to reduce allergens and improve air quality**

Air conditioning and heating system is designed for each home allowing for maximum efficiency

Outside fresh air ventilation for improved indoor air quality, comfort and balanced air supply**

Multiple air returns to maintain efficient airflow**

Ecobee Smart Wi-Fi digital thermostats**

High efficiency dual pane vinyl windows with Low E 366 UV resistant glass

R-38 ceiling insulation

R-13 and R-19 wall insulation

R-22 insulation in sloped ceilings

Thermo ply exterior sheathing to manage air filtration and moisture

Radiant barrier roof decking to reduce attic heat**

Foam sill seal below exterior wall plate to minimize air infiltration

Poly seal at wall plates, doors, windows and attic to reduce air infiltration

Compact Fluorescent Lamps (CFL) using approximately 75% less energy than incandescent bulbs**

ENERGY STAR® qualified dishwasher**

Energy efficient water heater

Every home is individually inspected by a certified third-party to meet or exceed ENERGY STAR® 3.0 requirements**

Exterior & Landscaping

Stained fiberglass 8' front entry door with decorative handleset

Dimensional shingles with limited lifetime warranty

Hardi vented soffit with low profile vents

Classic steel Wayne Dalton® garage door(s) with 1/2 HP garage door opener

Garage interior finished with base molding and painted walls**

Full gutters and downspouts**

Fully sodded yard

Full yard zoned irrigation system with rain/freeze sensor

Professionally landscaped front yard

6' stained SPF fence with steel posts enclosing rear yard**

Poly seal at wall plates, doors, windows and attic to reduce air filtration

Electrical, Technology & Safety

Satin nickel lighting package

White decora light switches

CAT 5 phone lines in 3 locations (per plan)

Pre-wired for television in 3 locations (per plan)

Pre-wired for 7.1 surround sound in media room (per plan)

Smoke detectors with battery back-up

Home Security with one keypad

Outdoor Flood Lights

Neighborhood Amenities

Impressive entry with distinctive structure

Park and walking trails

Distinctive street lights

Convenient location to schools, shopping, dining, entertainment and major hospital

Homeowner Association with common area maintenance

Interior

Crown molding in entry, master bedroom and flex room (per plan)**

Two Panel Roman style interior doors

Kwikset satin nickel door hardware

Ceramic tile and carpet flooring

Ceiling fan in family room and master bedroom

Spacious closets

Owner's entry from garage (per plan)**

Stain-resistant carpet with 5 lb. 3/8" pad

Rounded sheetrock corners throughout home (excludes windows, closets and garages)**

Staircase with oak hand rail with wrought iron balusters (per plan)

Gourmet Kitchen

3 cm granite countertops with tumbled travertine backsplash
Site finished stained or painted custom cabinetry with crown molding

Gourmet center islands with stainless steel sink (per plan)

GE® black appliance package

1/3 horsepower food disposal

Undermount stainless steel sink

Moen® classic stainless one handle pull out spray faucet

Master & Secondary Baths

Choice of stained or painted custom cabinetry**

Cultured marble countertops with wave bowl sink in all baths

Elegant framed vanity mirror in master bath and powder bath (per plan)**

Luxurious soaker tub in master bath

Large format tile shower walls and tub surround

Glass enclosed master shower

Moen® satin nickel plumbing fixtures

Elongated dual flush and low flow commodes in all baths

Foundations, Framing & Construction Techniques

Professionally engineered post tension foundation designed for each home

Engineered floor system with screwed and glued subflooring to minimize squeaks**

All drywall nailed and screwed to frame to prevent drywall defects

Borate termite treatment system applied to first floor wall plate

Zurn® PEX freeze tolerant plumbing system with manufacturer's 25 year warranty

Third party expert engineering inspections of foundation and frame**

Personalized Service

Professional interior design assistance with dedicated Design Center**

Competitive financing through approved lenders

Customer plan review prior to construction

Daily onsite construction supervision and communication

Comprehensive new home orientation prior to closing

Team service from Wise County Title Company

All homes include Third Party Warranty protection administered by StrucSure Home Warranty**

** Features above and Beyond Required Construction Standards



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