

Pinecroft Standard Features

EXTERIOR FEATURES

- UPGRADED CEDAR SHAKE VINYL SIDING ACCENTS
- UPGRADED BOARD AND BATTEN VINYL SIDING
- STRAIGHT LAP VINYL SIDING
- LOUVERED VINYL SHUTTERS
- SQUARE FRONT PORCH COLUMNS
- VINYL VENT ACCENT ON FRONT GABLE (PER PLAN)
- WHITE VINYL RAILING (PER PLAN)
- INSULATED STEM WALL FOUNDATION
- SINGLE HUNG LOW E VINYL WINDOWS
- 8' HIGH GARAGE DOOR WITH DECORATIVE HINGES AND HARDWARE WITH OPENER AND 2 REMOTES
- DIMENSIONAL SHINGLES
- 5" OGEE STYLE GUTTERS WITH BAKED ENAMEL FINISH
- CONTINUOUS RIDGE VENTILATED ROOF SYSTEM
- COVERED OR UNCOVERED REAR PORCH OR PATIO (PER HOUSE PLAN)
- DECORATIVE FIBERGLASS INSULATED FRONT DOOR
- 2 EXTERIOR HOSE BIBS
- 2 ELECTRICAL RECEPTACLES
- 2 FLOOD LIGHTS (ONE ON EACH END OF HOUSE)
- SODDED YARD
- WHITE VINYL TRASH CAN DOCKING STATION

ENERGY SAVING FEATURES

- LENNOX 15 SEER SPLIT HEAT PUMP or EQUIVALENT
- HIGH EFFICIENCY R-VALUE OF R-38 IN CEILINGS & R-15 IN WALLS
- PROGRESSIVE VOID FREE FRAMING & VALUE ENGINEERED HOUSE PLANS
- CONTINUOUS RIDGE VENTILATED ROOF SYSTEM
- LOW E WINDOWS
- ENERGY EFFICIENT 50 GALLON ELECTRIC WATER HEATER OR EQUIVALENT
- CEILING FANS IN FAMILY ROOM AND MASTER BEDROOM
- CEILING FANS PRE-WIRED IN ALL BEDROOMS

INTERIOR FEATURES

- UPGRADED 4 1/4" BASEBOARD
- MASONITE SQUARE PANEL INTERIOR DOORS
- ARMSTRONG FLEXSTEP OR MANNINGTON SOBELLA VINYL IN WET AREAS
- LAMINATE FLOORING IN MAIN LIVING AREAS
- CARPET IN BEDROOMS
- BLACK DOOR HARDWARE & ACCESSORIES THROUGHOUT
- DIRECT VENT MONESSEN MODEL CDVT 36" GAS LOG OR A MPE-36-2 ELECTRIC OR GAS LOG FIREPLACE WITH BLACK SLATE AND A DECORATIVE MANTLE (PER PLAN)

- 21ST CENTURY WIRING SYSTEM INCLUDES ARLINGTON BOX WITH CONDUIT CAT 5 PANEL WIRING AND RG6 CATV,
- DESIGNER LIGHTING PACKAGE
- THREE (3) PAINT COLORS – FLAT WALL PAINT - NEUTRAL PAINT COLORS STANDARD; DARK COLORS REQUIRE AN ADDITIONAL CHARGE TO THE HOMEOWNER
- UNPAINTED GARAGE WALLS

DESIGNER KITCHEN

- GRANITE OR QUARTZ COUNTERTOPS WITH UNDER MOUNT 50/50 STAINLESS STEEL SINK
- ALL WOOD PREFINISHED CABINETS WITH CROWN MOLDING AND SOFT CLOSE DOORS AND DRAWERS OR EQUIVALENT
- CERAMIC TILE BACKSPLASH
- STAINLESS STEEL GE APPLIANCE PACKAGE or EQUIVALENT (INCLUDES SMOOTH TOP SELF CLEANING RANGE; DISHWASHER; & OVER THE RANGE MICROWAVE; UPGRADED PEERLESS FAUCET OR EQUIVALENT

BATHROOM FEATURES

- DESIGNER BLACK PLUMBING FIXTURES AND BATH ACCESSORIES
- DELUXE BATH CRAFT SHOWER WITH SLIDING GLASS/HINGE GLASS or EQUIVALENT
- UPGRADED PEERLESS SHOWER HEADS AND HANDLES or EQUIVALENT
- UPGRADED PEERLESS GOOSENECK LAVATORY FAUCETS or EQUIVALENT
- UPGRADED ECO FRIENDLY 1.5 GAL WHITE ELONGATED TOILETS
- GRANITE OR QUARTZ COUNTERTOPS

***HOMEOWNER-SELECTED CHANGES AND UPGRADES WILL BE PAID FOR AT TIME OF SELECTION AND WILL BE NON-REFUNDABLE**

***IF THE LISTED STANDARD ITEM IS UNAVAILABLE, BUILDER WILL USE A SUBSTITUTE/SIMILAR ITEM**

***BUILDER RESERVES THE RIGHT TO CHANGE THESE FEATURES AT ANY TIME**