

## Diamond D Ranch

### Exterior

Beautifully designed elevations  
Upgrade elevations available  
Brick on front & side elevations to first floor plate (per plan)  
6:12 Roof pitch (Per Plan)  
30-year weatherwood shingles  
Energy efficient vinyl windows with LoE366 glass, tilt sash for easy cleaning, and double locks  
Cementitious fiber cement siding, fascia, soffit & trim  
Insulated raised-panel fiberglass entry door  
Steel garage door with pre-wire for automatic opener  
10 X 10 broom finished concrete rear patio  
3' broom finished privacy walk from driveway to entry  
Custom address block  
Choice of Sherwin Williams paint  
50' front setback

### Interior

9' ceiling heights in primary living areas & master suite (per plan)  
Raised panel interior doors with decorative casing  
Stainless finish door hardware  
Textured wall & ceiling finishes  
Decorative baseboards throughout home  
Ceiling fan with light kit at family  
Rounded sheetrock corners at impact areas  
Choice of Sherwin Williams interior wall paint  
Wood shelving & hanging rods in closets  
Clothes rod & shelf at utility room  
Telephone jacks at kitchen & master bedroom  
Cable TV jacks at master bedroom, family & gameroom (per plan)  
Crown molding at entry, dining room (per plan) & master bedroom

### Kitchen

Flat-panel kitchen cabinets with 36" upper cabinets  
Whirlpool slide in gas range, dishwasher & space saver microwave  
Fluorescent lighting  
Granite kitchen countertops with square edge & ceramic tile backsplash  
Stainless steel dual bowl undermount standard sink with Whirlaway garbage disposal  
Chrome single lever Delta faucet with vegetable spray  
Insulated glass panel door at rear entry

### Landscaping

Eight 5-gallon shrubs in front yard  
12 pallets of sod and two small oak trees in front yard

### Engineering & Safety

Guardian certified (visit: [www.guardiancertifiedhome.com](http://www.guardiancertifiedhome.com))  
Professionally engineered & designed post-tension foundations  
Professionally engineered framing design  
Numerous third-party inspections throughout construction process  
Pressure treated sole plate & Borate termite treatment  
Front & rear coach lights  
Smoke detectors interconnected in beds & halls with battery back-up  
CPVC water distribution system with main water shut-off access  
Copper interior wiring  
GFCI exterior outlets with protective housing  
Electric washer/dryer connections  
Security system pre-wire  
Deadbolt locks on exterior doors

### Baths

Round water saver commodes  
Bath cabinetry will match kitchen selection  
1.5 cm quartz countertops with square edge & white porcelain drop-in sink  
Choice of ceramic tile shower surround at all baths  
Chrome bath faucets & hardware  
Luxury Master Bath with separate tub & shower  
Dual vanities at master bath

### Flooring

Tile flooring in entry, kitchen/breakfast, baths & utility room  
Carpet over 3/8" pad

### Energy Efficiency

National energy code- third party verified  
15 SEER Lennox HVAC system with environmentally friendly 410A refrigerant  
Honeywell Dehumidifier System  
Fresh air intake system and Honeywell media filter  
Gas-fired Rheem water heater  
Ridge vent, soffit vent and air hawk attic ventilation  
On-site weather-stripped exterior doors  
Poly seal on all base plate and wood penetrations to exterior  
Radiant barrier roof decking  
Honeywell programmable thermostat  
80% Compact fluorescent lighting  
Exhaust vent fans at baths and utility room

### Customer Service

Ten year structural warranty  
Pre-start, pre-sheetrock & pre-move-in orientation meeting with construction manager

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