

North Lake Estates

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 16' 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 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
10 pallets of sod

Engineering & Safety

Guardian certified (visit: 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
Taexx built-in pest control system
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
Silestone 1.2 cm Lagoon 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

Vinyl plank flooring in entry, kitchen/breakfast, baths & utility room
Carpet over 3/8" pad
Professional decorator assistance (3 hours total, 2 appointments)

Energy Efficiency

National energy code- third party verified
15 SEER Lennox HVAC system with environmentally friendly 410A refrigerant
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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