First America Homes

# Included Features

## Magnolia Ridge 60's

### Exterior
Beautifully designed elevations
Upgrade elevations available
Brick on front & sides elevation to first floor plate height
6:12 Roof pitch (Per Plan)
20-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

### 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 & master bedroom
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)

### Kitchen
Flat-panel kitchen cabinets with 42" upper cabinets
Whirlpool slide in gas range, dishwasher & space saver microwave
Recessed can lighting (4) at kitchen
Wilsonart laminate countertops with 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
One 3" oak tree in front yard
Fully fenced rear yard
Fully sodded front & side yards to fence

### 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
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
Prewired for security system
Deadbolt locks on exterior doors

### Flooring
Vinyl plank flooring in entry, kitchen, baths & utility room
Carpet over 3/8" pad
Professional decorator assistance (3 hours, 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

### Baths
Round water saver commodes
Bath cabinetry will match kitchen selection
Silestone "The Original" Lagoon 1.2 cm countertops with square edge & white porcelain drop-in sink
Choice of ceramic tile shower surround at all baths
Chrome bath faucets & hardware
Separate tub & shower with garden window at master bath
***Dual vanities option available at master bath

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

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