

Granger Pines

Exterior

Beautifully designed elevations
Upgrade elevations available
Brick on front elevation to 1st floor plate height (per plan)
30-year 3-tab 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
5' X 5' broom finished concrete rear patio
3' broom finished privacy walk from driveway to entry
Custom address block
Choice of Sherwin Williams paint

Interior

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

Kitchen

Flat-panel kitchen cabinets with 36" upper cabinets
Frigidaire slide in gas range, dishwasher and space saver microwave
4 designer LED disk lights
Wilsonart laminate countertops with 4" matching 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
*Optional granite countertops at kitchen w/ 4" splash

Landscaping

Five 3-gallon & ten 1-gallon shrubs
One 1-1/2" caliper oak trees in front yard
Fully fenced rear yard
Fully sodded front & side yards to fence

Customer Service

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

Engineering and Safety

Guardian certified (visit: www.guardiancertifiedhome.com)
Professionally engineered and designed post-tension foundations
Professionally engineered framing design
Numerous third-party inspections throughout construction process
Pressure treated sole plate
Front and rear coach lights
Smoke detectors interconnected in bedrooms and halls with battery back-up
Carbon monoxide detector
PEX 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
Wilsonart laminate countertops with 4" splash & white porcelain drop-in sink
Decorative baths with bath walls and shelving
Chrome bath faucets, paper holder, and shower trim (with option)
**Luxury master bath option available includes separate tub and shower with garden window
**Optional dual vanities at master bath

Energy Efficiency

National energy code- third party verified
15 SEER Rated 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 (per plan)
On-site weather-stripped exterior doors
Poly seal on all base plate and wood penetrations to exterior
Honeywell WIFI- enabled programmable thermostat
80% Compact fluorescent lighting
Exhaust vent fans at baths and utility room

Flooring

Choice of rolled vinyl flooring in entry, kitchen, baths and utility room
Choice of Mohawk carpet over 3/8" pad

8.14.2020

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