

## Pecan Orchard

### Exterior

Beautifully designed elevations  
Upgrade elevations available  
Brick on front elevation (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 in primary living areas and master suite (per plan)  
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

Eight 5-gallon shrubs in front yard  
One pine tree in front yard  
Fully fenced rear yard  
Fully sodded front yard (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](http://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 baths and shelving  
Chrome bath faucets, paper holder, and shower trim (with option)  
Luxury Master Bath with separate tub & 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  
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



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