

# Quality Features

## ● INCLUDED IN WH EARTH CRAFT / ENERGY STAR COMPLIANT AIR FILTRATION SEALING PACKAGE

### Interior Design Features and Specifications

- Exciting Open Floor Plans Flooded with Natural Light
- Ten Foot First Floor and Nine Foot Second Floor Ceilings
- Tray Ceiling in Owner's Suite (Per Plan)
- 42" Fireplace w/Direct Vent & Gas Log Lighter
- 8 Foot Paneled Interior Doors on First Floor
- Elegant "Bronze" Interior Door Knobs
- Elegant "Bronze" Entrance Door Hardware
- Deadbolts on all Exterior Doors
- Low V.O.C. Paint

#### **GOURMET KITCHEN**

- Dramatic Raised Panel Kitchen Cabinets (Per Plan)
- Impressive Custom Finished Island (Per Plan)
- Elegant Island Decorative Corbels (Per Plan)
- Cooktop and Sink Cabinet with Flutes and Furniture Arched Toe Kick
- Glass Cabinet Door(s) with Finished Shelves (Per Plan)
- Superior Granite Countertops with Stainless Steel Undermount Kitchen Sink and Garbage Disposal
- "Delta" Stainless Steel "Pull Out" Kitchen Faucet
- Designer Tile Backsplash with Options Available
- Recessed Lighting (Per Plan)
- **GE Black Gas Cook top (Per Plan)**
- **GE Black Built-in Oven / Microwave**
- **GE Black Vent Hood**
- **Energy Star Qualified GE Black Dishwasher**

#### **OWNER'S BATH SUITE**

- Gorgeous Wood Cabinets, Granite Countertop and Dual Undermount Sinks
- Delta 8" Bronze Faucet in Owner's Suite
- **Raised Rim Spa Tub**
- Separate Shower with Glass Enclosure and Acrylic Base
- Designer Wall Tile for Tub and Shower
- Elongated Toilets

#### **GUEST/DOWN BATH**

- Beautiful Cabinets with Furniture Arched Toe Kick, Granite Countertop and Undermount Sink
- Delta 8" Bronze Faucet
- Designer Framed Mirror in Guest/Down Bath
- Elongated Toilets

#### **FLOORING**

- Brilliant Hardwood Floors in Foyer, First Floor Bath, Kitchen/Breakfast Room,
- Low V.O.C. Upgraded Carpeting w/Re-bond Pad (\$14/Yd. Allowance)
- Designer Tile Floors in Owner's Bath and all Secondary Baths
- Designer Tile Floors in Laundry Room

#### **TRIM DETAILS**

- Craftsman Trim Packages
- Oak Treads with 2x2 Craftsman Style Wood Pickets

### Exterior Design Features and Specifications

- Variety of Elegant Exteriors Available in Brick, Shake, Siding, and Stone
- Cement Fiber Siding Pre-Primed
- Brick or Stone Front Stoop and Steps (Per Plan and Elevation)
- Roof Shingles with 25 Yr. Manufacturer Warranty
- Premium Solid Wood Front Door with Glass (Per Plan)
- Carriage Style Steel Insulated Garage Doors with Openers/Key Pads
- Professionally Landscaped and Sodded Yards
- Sprinkler System Standard for all Sodded Areas (Per Grade/Plan)
- Pressure Treated Front Deck (Per /Plan)
- Seal All Windows and Exterior Doors with Spray Foam
- Seal Bottom Plate of Exterior Walls
- Seal All Exterior Sheathing Penetrations

### Energy Efficient and Safety Features

#### **ELECTRICAL**

- Personalized Lighting Fixture Package (\$2000 Allowance)
- Recessed Lighting in Kitchen and Halls (Per Plan)
- Front & Rear Exterior Double Floodlights
- All Bedrooms Pre-wired for Overhead Lights and Fans
- Cable Outlets in All Bedrooms, Family Room, Kitchen & Owners Bath
- Phone Line (CAT-5) in All Bedrooms, Family Room and Kitchen
- Toggle Wall Switches
- 220V Electric Outlet for Dryer in Laundry Room
- Two Exterior Electrical Outlets
- Complete Security System Installed 1st floor & Basement (Per Plan)
- Smoke Detector Wired on Each Floor & All Bedrooms
- **Carbon Monoxide Detector on each floor**
- Seal Light Fixture Boxes to Drywall on 2<sup>nd</sup> Floor
- Seal All Exterior Switches & Outlets to Drywall

#### **PLUMBING**

- 50 Gallon Gas Water Heater
- Two Exterior Water Faucets
- Elongated Toilets in all baths
- 3-Piece Basement Rough-in Plumbing (Per Plan)
- Seal All Plumbing, Electrical, and HVAC Penetrations

#### **HEATING AND COOLING**

- **Dual HVAC System (80% + Efficient Furnace)**
- **13 Seer Air Conditioning Compressors**
- Two Programmable Thermostats for Climate Control
- R-38 Blown Insulation in Attic, R-30 in Garage Ceilings under heated area, R-19 in vaulted ceilings, R-19 in Basement framed ceiling & R-13 in Exterior Walls (1st & 2nd Floors), R-19 Band Joist
- Sill Sealer-Foundation Wall to reduce Air Infiltration
- Energy Star Qualified Wood, Low-E Insulated Glass Tilt-Sash Windows
- **House Wrap for Moisture Barrier**
- Mastic All HVAC Fittings, Boots, and Connections
- Seal HVAC Boots to Floor or Drywall
- Seal Bath Fan Housing to Drywall
- 2X6 Attic Knee walls – R-19 Insulation and Sheathing
- Electronic HVAC Fresh Air Damper

### Customer Service Commitment

#### **HBW® 2-10 Insured & Transferable Home Warranty**

- Termite Pre-Treatment with Renewable Warranty
- Pre-Construction consultation with Builder
- Pre-Sheetrock Consultation with Builder for Option Verification
- Professional Interior Design Consultation
- Certified Professional Homebuilder

# Crabapple Single Family Homes