



# *Standard Construction Features*

## Guinn Farms – Signature Series

### Warranty

- Warranty Includes:
- One year for workmanship and materials;
- Two years for plumbing, electrical, heating and air conditioning, and delivery systems; and
- Ten years for major structural components of the home.

### Interior Features

- Plush pile, nylon carpeting with 6.lbs carpet pad.
- Smooth 2 panel interior doors with arched top.
- Ceramic tile flooring in entry, kitchen/nook, utility room, second bath and master bath.
- Privacy locks on all bath and bedroom doors.
- Choice of Satin Nickel or Venetian Bronze hardware throughout.
- Manabloc plumbing system with individual water shut-off.
- 10' vaulted ceilings (Per Plan).
- Crown molding in family room and entryway (Per Plan).
- Sherwin Williams interior washable paint (One wall color).
- 36" wood burning fireplace with gas starter.
- Ceramic tile fireplace surround with decorative mantle.
- Orange peel textured walls and ceilings.

### Exterior Features

- Automatic sprinkler system in front, side, and rear yard.
- 6' treated wood privacy fence with 4' walk (Starts at rear building line).
- Fully soded yard (Bermuda).
- Decorative mailbox with house numbers.
- Raised panel fiberglass front door with arched top.
- Choice of Satin Nickel or Venetian Bronze entry handle set with deadbolt lock.
- Choice of exterior paint and brick colors (Acme or Boral Brick)
- Double floodlights at garage and back yard.
- Soffit attic vents around exterior of home.
- Two weatherproof electrical outlets (GFCI protected).
- Two weatherproof water hose bibs (faucets)
- Gutters or diverters above all doorways.
- Personalized cast stone address block.
- 25 year shingles.

### Gourmet Kitchen

- Custom built beech cabinets with raised panels (4 available stains to choose from) and 30" upper cabinets.
- Choice of laminated kitchen counters with a wood edge band and ceramic tile backsplash.
- Whirlpool smooth top electric range.
- Whirlpool high-efficiency dishwasher.
- Whirlpool microwave with vent hood over range.
- 8" deep stainless steel double bowl sink with single-lever Price Pfister faucet and pull-out vegetable sprayer.
- Garbage disposal.
- Pre-plumbed water line for icemaker connection.
- Breakfast bar (per plan)
- Spacious pantry (per plan)

### Master Bath

- Painted raised panel cabinets with knee space (Per Plan).
- Double vanity with cultured marble top.
- Vanity wall mirrors with decorative lighting.
- Lasco seamless fiberglass garden tub with separate 4' shower.
- Price Pfister chrome bath fixtures (Avalon Series).
- Exhaust fan with light.
- Water saver commodes.
- Custom cut mirrors above vanities.
- Matching towel bar and toilet paper holder.

### Secondary Baths

- Painted raised panel cabinets.
- Cultured marble vanity tops.
- Vanity wall mirrors with decorative lighting
- Lasco seamless fiberglass tub/shower surrounds.
- Price Pfister chrome bath fixtures.
- Exhaust fan with light.
- Water saver commodes.

### Energy

- Bryant 13 SEER rated high efficiency A/C.
- Digital thermostat.
- Gas heat, hot water, and fireplace starter.
- R-38 blown fiberglass attic insulation.
- R-13 exterior wall insulation.
- Poly-seal caulking on all exterior joints.
- White or Sandstone low-E thermal paned windows with screens.
- 50-gallon high efficiency gas hot water system.
- Tyvek House wrap

### Garage

- Trimmed and painted garage.
- Storage or work area with electrical outlets (Per Plan).
- Heavy-duty pull down attic stairs.
- Automatic garage door opener with 2 remotes.

### Electrical

- Ceiling fans in family room and all bedrooms.
- Hardwired electric smoke detectors with battery backup.
- Choice of decorative light fixtures.
- Pre-wired for telephone jacks in kitchen and all bedrooms.
- Pre-wired for cable TV in family room and all bedrooms.
- Recessed lighting in family room and kitchen.
- CAT 5 high speed phone wiring.
- Pre-wired for alarm system.

### Customer Selections

- Exterior: Brick, trim, and window color. Landscape package
- Interior: Professional decorator to assist with flooring, color, countertop, and cabinet selections. Additional choices include: Lighting, hardware, and appliance selection.