

EXTERIOR FEATURES

- Three sides exterior masonry on all first floor walls, per community and plan
- Taupe window frames compliment exterior masonry
- Deluxe landscaping package with 2 large trees, extensive shrubbery and fully sodded front and side yards to fence
- Fully fenced backyard from rear corners of home with 3' gate
- Custom-made address plate
- Front and rear outside hose bibs
- Front and rear GFCI electrical outlets
- Coach light at front of garage

INTERIOR FEATURES

- Interior Santa Fe raised panel interior doors on the first floor
- SCHLAGE® satin nickel door hardware and nickel hinges
- Monterrey drag texture on all sheetrock walls and ceilings, including closets
- Rounded sheetrock corners throughout includes windows
- Window stool throughout the home
- 12"x12" or 13"x13" ceramic tile flooring in entry, kitchen, breakfast, utility room, bath tub/shower areas and powder
- High quality nylon carpeting with 5-year stain warranty
- Pre-wired with RG-6 cable outlets at family room and master bedroom
- Pre-wired with two CAT-5 phone outlets
- Security system pre-wire on exterior doors
- Interconnected smoke alarm system with battery back-up, includes all bedrooms
- Wood shelving in closets
- Taped, floated, and painted garage walls with fluorescent light fixture
- Pre-wire for garage door opener

GENERAL CONSTRUCTION FEATURES

- Professional Warranty Corporation 10-year limited warranty program
- Individually designed and engineered post tension foundation system
- Precision fit and structurally reliable engineered roof system
- 3/4" tongue-and-groove second story subfloor glued and nailed over an engineered floor system
- Convenient pull down attic staircase at garage with designed attic storage space, per plan
- Anchor bolts installed in perimeter walls secured with nut and washer
- Treated base plates with DOW SILL SEAL® underlayment on exterior walls
- PEX non corrosive water supply lines
- Laminated fiberglass shingles with a lifetime limited warranty
- CEMPLANK® fibercement siding for durable low maintenance exteriors
- JAMES HARDIE® fibercement perforated soffit
- FRAMESAVER® composite exterior door frames
- Personal consultation with professional design consultant

Scott Felder Homes

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KITCHEN FEATURES

- TRESKA™ solid surface counter tops in kitchen
- Choice of finishes with 30" upper cabinets with crown moulding and adjustable shelving
- Ceramic tile backsplash in the kitchen
- 12"x12" or 13"x13" ceramic tile flooring in kitchen, breakfast and utility rooms
- GE® stainless steel and black appliance package
- GE® extra-large capacity free standing gas range with precise simmer and sealed cook top burners
- GE® Spacemaker microwave
- GE® ENERGY STAR® Tall Tub, PureClean dishwasher
- DELTA® single lever faucet and vegetable sprayer
- Garbage disposer with 1/3 horsepower
- Waterline provided for ice maker
- Custom recessed can lighting package, per plan

BATHROOM FEATURES

- 12"x12" or 13"x13" ceramic tile flooring in bath tub/shower areas and powder
- Cultured marble vanities with integral bowls in baths
- Porcelain pedestal sink in powder room, per plan
- Perfume ledge with recessed mirror at master bath
- Over-sized acrylic garden tub with ceramic tile surround in master bath, per plan
- Separate glass-enclosed shower in master bath
- Tile backer boards on master bath walls
- Steel bathtubs with tile surround in secondary bathrooms
- DELTA® pressure balancing shower valves are scald resistant shower faucets that prevent "shower shock"
- DELTA® plumbing fixtures in all bath locations

ENERGY FEATURES

- Low E vinyl double paned windows throughout home (with 10-year limited warranty)
- High-efficiency TRANE® A/C system with 16 SEER rating, 5-year parts and labor warranty
- TRANE® 5-day programmable thermostat
- R-38 Blown in fiberglass insulation in flat ceilings and flat attic areas
- R-22 Batt insulation in attic sloped areas
- Exterior wall DOW SILL SEAL® between base plate and concrete
- THERMO-PLY™ residential sheathing
- Energy saving 50-gallon gas water heater (dual 40-gallon for 3 full bath homes)
- Cost-saving gas furnace, gas water heater and gas range
- Gas furnace in attic location provides quiet operation
- Continuous soffit vent and ridge vents for attic ventilation, per plan
- Radiant barrier roof decking
- WAYNE DALTON® insulated garage doors

