



**JAMES
MONROE
HOMES**

BUILD WITH CONFIDENCE

Boone's Crossing Presidential Features

Kitchen & Baths

- Aristokraft cabinets in kitchen & baths
- FX high definition laminate countertop with matching backsplash
- 8" Stainless steel, double bowl sink (18 gauge)
- Granite undermount bowl in bathrooms
- Towel bar, Towel Ring, Toilet paper holder & Robe hook
- Plate glass mirrors in all bathrooms
- Chrome kitchen faucet with spray
- 42" Tall Kitchen Wall Cabinets

Plumbing

- Freeze resistant PEX plumbing piping
- 50 gallon electric water heater
- Chrome finished faucets
- 2 Frost proof exterior hose bibs
- Elongated water saver toilets
- Ice maker supply line
- 1 piece fiberglass shower in primary bathroom
- 1 piece fiberglass tub shower combo in secondary baths.
- Washer/Dryer hookup

Drywall, Paint, Trim

- Flat finish Sherwin Williams paint
- 2 Wall color
- Acrylic semi-gloss paint on interior trim & doors
- Smooth, white ceiling
- Molded interior doors with nickel knobs and hinges
- 4 1/4' Base boards and 2 3/4" casings (pine)
- Wire closet shelving
- Door stops

HVAC

- Manual J calculations per HVAC system to provide Personal Home Comfort
- Central air conditioning
- Return air or transfer grill in each bedroom
- Exhaust fans in all baths
- Easy access furnace filters

Flooring

- Stain resistant carpet
- 6lb carpet pad
- Vinyl flooring wet areas

Appliances

- Under sink garbage disposal
- Frigidaire stainless steel microwave
- Frigidaire stainless steel range
- Frigidaire Energy Star stainless steel dishwasher

Basement

- 9' Poured wall
- Full bath rough in
- Deck on first floor, patio at ground level.
- 10 year waterproof warranty

**RESNET® EnergySmart
Builder**

Every Home is a HERS Rated Home

Warranty & Certifications

- 1 year BIA builder warranty
- 5 year termite soil treatment
- RESNET certified home
- 16 Individual quality and safety inspections
- Lifetime warranty on windows
- Lifetime Shingle Warranty
- 10 Year HVAC Parts Warranty
- Other warranties may be available on final selections made in Design Center.
- May Require Customer Registration



High Performance Home
Personal Home Comfort
Quality Materials
Quality Craftsmanship

www.JamesMonroeHomes.com

Revised 01/15/2026



**JAMES
MONROE
HOMES**

BUILD WITH CONFIDENCE

Boone's Crossing Presidential Features

Security & Safety

- Dead bolts on front and back doors
- Locking garage door
- Locking entry from garage
- Fire rated entry door from garage
- Carbon monoxide detectors on each level with bedrooms
- 110v Smoke detectors with battery backup
- Safety ground-fault GFI electric circuits
- Fire stop and draft stop between floors and attic
- Hurricane clips on all roof trusses
- 1/2" Anchor bolts securing walls to foundation

Energy Efficiency

- R-13 insulation with vapor barrier
- R-38 flat ceiling blown insulation
- Caulk and seal between 2x4's on exterior walls
- 6 Sided air barrier wall assembly for maximum performance
- Moisture barrier house wrap
- Conditioned attic access panel insulated and sealed
- Air barrier/sealant
- Under slab foundation walls insulated with foam panels
- Insulated seal plate to foundation (exterior walls)
- 6mm Plastic moisture barrier under slab
- HERS rated, inspected and tested
- Blower door tested (air leakage from house)
- Air ducts sealed and tested
- Spray foam windows and doors

Exterior Features

- Maintenance free exterior trim
- Lifetime dimensional shingles
- Steel raised panel garage door
- Atrium white single hung maintenance free window, grids on front
- Window screens
- Energy Star windows with argon gas and tilt out sash
- Six panel steel front door
- Seamless gutters and downspouts
- Concrete splash blocks
- Concrete drive, walks and 10x12 patio (per plan)
- Native landscaping package
- Stucco finish on exposed block foundation walls
- 3068 One Lite Patio Door
- Covered front porch (per plan)
- Sod front & side yards and 5' from back porch

Seed and straw remaining yard

Framing

- 9' ceiling height 1st floor
- 8' ceiling height 2nd floor
- 7/16" OSB roof sheathing
- 2nd floor I-Joist floor system
- 23/32" tongue and groove OSB subfloor
- Truss heel raised for complete insulation coverage
- Engineered roof trusses
- Engineered stairs with wall rail
- High performance advanced framing methods
- ComfortSeal framing gasket

Electrical

- Nickel interior lighting package
- 2 Exterior GFI electrical receptacles
- 200 Amp service
- 220v Outlets for dryer
- TV jack in each bedroom and family room
- Ceiling fans prewired in all bedrooms
- At least 90% LED lighting
- All electric home

Connected Living

- Ring doorbell and chime
- WiFi garage door opener with 2 remotes
- 2 Brilliant Smart Dimmer Switches (Exterior)
- Data hub
- Brilliant Control Panel
- WiFi Thermostat