

SECURITY & SAFETY

- Dead bolts on front & backdoors
- Locking garage door
- Locking entry from garage
- 1 hour 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 & draft stop between floors and attic
- Front doorbell & chime
- Hurricane clips on all roof trusses
- 1/2" Anchor bolts securing walls to foundation

ENERGY EFFICIENCY

- R-13 insulation
- **R-49 flat ceiling blown insulation**
- **R-7.5 Foamular® XPS Continuous Insulation**
- 6 Sided air barrier wall assembly for maximum performance
- Conditioned attic access panel insulated & sealed
- Air barrier/sealant
- Insulated seal plate to foundation (exterior walls)
- 6mm Plastic moisture barrier under slab
- HERS rated, inspected & tested
- **HERS score of 50's or better**
- Blower door tested (air leakage from house)
- Duct leakage tested (air leakage from HVAC ducts)
- **At least 90% of HVAC system in conditioned space**
- **Comfort Seal-R**
- **Spray foam windows and doors**

EXTERIOR FEATURES

- Lifetime dimensional shingles
- Steel raised panel overhead garage door
- Sliding glass patio door
- **Energy Star Windows**
- Silverline single-hung maintenance free windows
- Window screens
- Insulated low E windows with grids tilt out sash
- Six panel steel front door
- Seamless gutters & downspouts
- Concrete splash blocks
- Concrete drive, walks & 10x12 patio (per plan)
- Mailbox per developer's approval
- Native landscaping package
- Brick skirt on foundation wall
- Covered front porch (per plan)
- Standing seam metal roof (per elevation)

FRAMING

- 9' ceiling height 1st floor
- High performance advanced framing methods
- 7/16" OSB roof sheathing
- 1st floor joist nominal lumber (basement)
- 2nd floor joist engineered trusses
- 23/32" Tongue and groove OSB subfloor
- Truss heel raised for complete insulation coverage
- Engineered roof trusses
- Prefab Crown Stairs
- High performance advanced framing methods
- **1.5" Foamular® exterior wall sheathing sealed with Home Seal R joint tape**
- **Pro-Pink ComfortSeal™ Framing Gasket**

ELECTRICAL

- Nickel interior lighting package
- 2 Exterior GFI electrical receptacles
- 200 Amp service
- 220V Outlets for dryer
- TV cable in family room and 1 per bedroom
- 1 Data Jack per floor
- Ceiling fans prewired in all bedrooms
- 2 Ceiling fans installed with light (family room and master)
- Garage door opener with 2 remotes
- At least 85% LED lighting

WARRANTY & CERTIFICATIONS

- 1 year BIA builder warranty
- 5 year termite soil treatment
- RESNET certified home
- 16 Individual quality & safety inspections
- Lifetime warranty on windows
- Lifetime warranty on shingles
- Exclusive Build with Confidence Written Guarantee



BUILD WITH CONFIDENCE

PRESIDENTIAL FEATURES

HIDDEN CREEK



KITCHEN & BATHS

- Aristokraft cabinets in kitchen & baths
- FX high definition laminate countertop with matching backsplash
- 8" Stainless steel, double bowl sink (18 gauge)
- 42" Tall kitchen wall cabinets
- Cultured marble vanity tops in all baths
- Chrome finish on bath hardware
- Plate glass mirrors in all bathrooms
- Pull out chrome kitchen faucet

PLUMBING

- Freeze resistant PEX plumbing piping
- Chrome finished faucets
- 2 Frost proof exterior hose bibs
- Elongated water saver toilets 1.28 GPM
- Ice maker supply line
- 1 Piece fiberglass molded tub shower combo
- **AO Smith 199 MBH Tankless water heater 10 GPM**

DRYWALL, PAINT & TRIM

- Flat finish Sherwin Williams paint
- 2 Walls colors
- Acrylic semi-gloss paint on interior trim & doors
- Smooth, white ceiling
- Molded interior doors (multiple options available)
- 4 1/4' Base boards and 2 3/4" casings
- Nickel doorknobs & hinges
- Wire closet shelving
- Door stops on back of doors

HVAC

- Manual J calculations per HVAC system to provide Personal Home Comfort
- Central air conditioning
- Return air or transfer grill in each bedroom
- Programmable digital thermostat
- Exhaust fans in all baths
- Easy access furnace filters
- **Panasonic™ Whisper Green Select ventilation fan with condensation sensor (per finished floor)**
- **Bryant® 92% Efficiency Dual Fuel furnace**
- **Bryant® 14 seer heat pump**
- **At least 90% of HVAC system in conditioned space**

FLOORING

- Armstrong stain resistant carpet
- 6lb carpet pad
- **Duratech waterproof LVP flooring in all wet areas + foyer**

APPLIANCES

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



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