

Winsome Forest Standard Features

STRUCTURAL AND EXTERIOR

- Wood Frame Construction with 16" On-Center Studs
- OSB Structural Exterior Sheathing
- Architectural Shingles - Limited Lifetime Warranty
- Aluminum Gutters & Oversized Downspouts
- Sentricon Monitoring Termite Station
- Tube Pest Control System
- Front & Rear Gutter Splash Blocks
- Flood Light on Rear
- Exterior Hose Bibs (2)
- Weather-Protected Electrical Outlets (2)
- Fiberglass Front Entry Door
- Decorative Address placard
- Board and Batten Shutters

GARAGE

- Side load garages
- Finished Garage with Drywall, Trim and Paint
- Steel frame Garage Doors 16' or 18' per plan
- Lift Master Opener with two Remotes
- Coach Lights (2)
- Overhead Lighting

LANDSCAPING

- Landscape Package, 10 Shrubs and 1 Tree
- Seeded Yard

FIREPLACE

- Vented Fireplace with Self-Igniting Gas Logs
- Slate Surround
- Designer Mantle and Trim

KITCHEN

- 36" Wall cabinets with Crown, Light Rail & Soft Close Drawers
- Samsung Appliances in Stainless Steel
- Granite Countertops
- 4" Granite Backsplash
- Single Control Pull-Out Faucet – Polished Chrome Finish
- ½ HP Garbage Disposal
- 50/50 Stainless Steel Sink
- Ice Maker Connection

BATHS

- Floor Tile in Master
- Polished Chrome Finish Faucets
- Cultured Marble Vanity Tops in Matte Finish
- Framed Mirror in Master Bath and Powder Room

INTERIOR

- Rounded Drywall Corners
- Smooth Finish on Ceilings
- Sherwin Williams, Low VOC Paint; Multiple wall colors to choose
- Minimum of 9' Ceilings on the Main Level
- Tidewater LVP in Foyer, Family Room, Kitchen/Breakfast Room, Dining Room, Downstairs Halls and Powder Room
- Shaw Carpet – Builder Flooring BX 150 with 5.5lb pad
- Initiator Resilient Flooring in Secondary Baths and Laundry
- Brushed Nickel Package (Lights and Accessories)
- Brushed Nickel Door Hardware
- Ventilated Shelving in Laundry Room
- Drop Zone (Cubbies) at Garage Entry – Per Plan
- Santa Fe Style Doors
- Pull-Down Stair Attic Access (Per Plan)
- Ventilated, Dust Free Shelving in Closets
- Ceiling Fan Pre-Wire in Master and Living Room
- Flush Mount Lights in all Bedrooms
- 5 1/4" Baseboards
- Wood Window Stool

SAFETY, SECURITY & TECHNOLOGY

- LED Lighting in all Closets, Utility and Garage
- Deadbolts on all Exterior Doors
- Expandable Security and Automation Package. See sales associate for details
- Cable/Internet included in Master Bedroom and Living Room
- Telephone Jack included in Master Bedroom

ENERGY AND EFFICIENCY

- 14 SEER Air Conditioner – 10 Year Warranty
- Gas Furnace
- 50 Gallon Gas Water Heater
- Energy Efficient Insulation
- Soffit and Attic Ridge Vents
- Low-E Argon/Energy Star Compliant Windows

MISCELLANEOUS

- A 10 Year Structural Warranty through Centricity
- Personalized Pre-Occupancy Homeowner/ Warranty Orientation prior to closing.

Buyer Signature/Date:



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