



Vineyards of Vermilion

Standard Features—Base Home



Energy Features

- * 95% plus high efficiency furnace
- * 13 seer air conditioner
- * Air sealant package
- * Insulated exhaust lines for exhaust fans
- * Back draft dampers
- * Water saving shower & sink faucets
- * R-19 batt insulation in walls
- * R-38 blown-in attic insulation
- * House wrap

Safety Features

- * Hardwired smoke detectors w/battery back up
- * Deadbolt lock on front door
- * Sidewalks throughout community
- * Individual mailboxes rather than clustered units

Foundation & Home Site Finishes

- * Block /slab foundation
- * Moisture barrier below interior concrete slab
- * Concrete driveway & walk to front door
- * Passive radon system

Structural & Exterior Finishes

- * 2x6 walls with engineered trusses
- * 8' ceilings with structural wood exterior sheathing
- * Lifetime limited warranty dimensional asphalt shingles
- * Continuous shingled roof vent with vinyl soffits
- * Aluminum gutters and downspouts
- * Ice & water shield in valleys & eaves
- * Double 4 vinyl siding
- * Vinyl single hung windows with screens
- * Internal grills on front windows
- * Vinyl shutters on front elevation (plan specific)
- * Insulated steel 16'x7' overhead garage door
- * Masonite 6-panel front entry door

Interior Finishes

- * 2-1/4" casing on all doors
- * 3-1/4" base moldings
- * 4 panel doors with satin nickel hardware & hinges, round door knobs
- * Linoleum flooring in kitchen, foyer, laundry room, bathrooms
- * Non-painted textured ceilings throughout home
- * Smooth closet walls painted to match bedrooms
- * Two coats of low VOC flat paint on walls
- * Moldings will be painted with semi-gloss white paint
- * Drywall, trimmed and painted garage

Miscellaneous Specialties

- * Energy Star dishwasher
- * Merillat Basics cabinets with crown
- * Laminate tops and backsplash
- * Large mirrors, restroom accessories, tub/shower curved rod

Plumbing

- * 50 gallon gas hot water heater
- * Single bowl vanity in bathrooms
- * Moen Brantford anti-scald lav faucets, 2 handle 4" o.c.
- * One-piece fiberglass shower and tub/shower units in bathrooms
- * Moen Brantford anti-scald shower & tub faucets
- * Gerber viper ergo height elongated toilets
- * Double bowl stainless kitchen sink
- * Kohler Coralais single handle chrome kitchen faucet with pull out spout
- * 1/3 horsepower garbage disposal
- * Two exterior frost proof hose bibs (one in garage)

Electrical

- * 200 amp electrical service
- * One Cat 5 phone/data locations
- * Two cable (RG-6) locations
- * Two exterior weather resistant receptacle
- * Satin nickel light fixture package
- * Satin nickel ceiling fan/light in great room or master bedroom



440-967-8665

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Standard Features subject to change at builder discretion