



# Vineyards of Vermilion

## Standard Features—Base Home



### Energy Features

- \* 95% plus high efficiency furnace
- \* 14.5 seer air conditioner
- \* Air sealant package
- \* Insulated exhaust lines for exhaust fans
- \* Water saving shower & sink faucets
- \* R-19 cellulose 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 4-panel front entry door

### Interior Finishes

- \* 3-1/4" casing on all doors
- \* 5-1/4" 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
- \* Slab homes include a folding attic staircase in garage

### Plumbing

- \* Navien on demand 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 steel sink
- \* Kohler Coralais single handle chrome kitchen faucet with pull out spout
- \* 1/2 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 includes four can lights in kitchen and two in porch ceiling
- \* Satin nickel ceiling fan/light in great room or master bedroom



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Standard Features subject to change at builder discretion

