

## Reward Builders, Inc. Standard Features for Highcroft

### Exterior

- Concrete fiber cement siding over full plywood sheathing
- Miratec trim boards
- *Custom wood shutters with hinges and shutter dogs*
- *Metal roof* over front porch per plan
- *Stained 4" beaded board ceilings front and back porches*
- *Generator panel* in garage for emergency power
- Screened porch with removable screen panels
- Handcrafted stick frame construction
- 30-Year architectural shingles
- Brick foundation (block when stone is used)
- Easy maintenance tilt vinyl windows with screens
- Upgrade exterior detailing per plan
- Seamless gutters and down spouts
- Attached two-car garage with drywall, trim & paint
- 8-ft metal garage door with opener with two transmitters
- Covered front porch
- Concrete driveway and sidewalk
- Frost-free faucets, front and rear
- Weatherproof electrical outlets, front and rear
- Decorative *wooden* front door with windows
- Dead bolts on all exterior doors
- Insulation factors: R-30 ceiling, R-13 walls, R-19 crawl space
- underground utilities
- City water and sewer
- Mailbox standard for Highcroft
- Landscaping package with sod front

### Allowances

- up to *\$3,000 lighting*
- up to *\$3,000 appliances*
- up to *\$20/yd (installed) carpet*
- up to *30 recessed can lights*

## Warranties

- One year builder workmanship warranty
- One year termite soil treatment warranty

## Interior

- 9-ft smooth first and second floor ceilings
- Two panel interior doors
- Hardwood floors,  $\frac{3}{4}$ " Red Oak with flush mount wood vents, first floor except bedrooms, full bathrooms and laundry
- **Red Oak hardwood stairs** from 1<sup>st</sup> to 2<sup>nd</sup> floor
- Oversized  $7 \frac{1}{4}$ " baseboard downstairs and  $5 \frac{1}{4}$ " up stairs
- Custom crown moulding downstairs and master bedroom
- Dining room chair rail and wainscot with custom ceiling
- **42" gas log fireplace with blower**
- Marble fireplace surround and *custom mantel by The Mantel Shoppe*
- 50 gallon gas water heater
- Dual zone Trane **13 SEER** A/C and gas heat
- Oil rubbed bronze door & bath hardware
- Smoke detectors in bedrooms and halls
- Ceiling fan wiring and bracing in all bedrooms, bonus, family room and screened porch
- 6 CAT 5 phone wire to structural wiring panel
- 6 cable TV jacks to structured wiring panel
- Kitchen cabinets: 42" wall cabinets, finishes vary
- Pre-wire for under-cabinet lighting
- Granite countertops in kitchen
- Stainless Steel sink with *Delta Victorian Collection* faucet in kitchen
- **Delta Victorian Collection Oil Rubbed Bronze** faucets in all baths and powder
- Elongated toilets throughout
- Powder room pedestal sink
- Cultured marble bathroom counter tops with *bullnose edge*
- **Enclosed** tile shower with accents in master bath
- Tile floors in all full baths and laundry room
- **Tile tub surrounds in secondary baths**
- **Tile backsplash in kitchen**
- Whirlpool tub in master bath
- Washer & dryer connections
- Walk-up attic
- Custom paint selections for walls (2) and trim (1)