16 POINTE PROPERTIES

EXTERIOR FEATURES (STANDARD)
- Lifetime Architectural Shingles with Synthetic Roof Underlayment (Certainteed Landmark Pro)
- 100% Hardi Siding (except fascia for ease of maintenance)
- Pella 250 Series Low E with Sun Defense Windows, http://www.pella.com/windows/pella-250-series/
- T&G porch ceilings (stained or painted)
- 2 - 9'x8' (oversized) Garage Doors (per plan)
- Liftmaster MyQ belt driven openers with wifi (can be opened and closed with app on phone)
- Hardi Shake Accents
- Sea Shell Foundation Accents (per plan)
- Detailed Trim Work (per plan)
- Gutters on Full Exterior of all slopes over ground
- Sod in Front & Backyard (subject to allowance)
- Irrigation System
- Dedicated Line for Gas Grill
- Rear Porch Pre-Wired for Speakers
- 2 Exterior hose bibs
- 24" soffits (per plan as impervious area allows) standard for most builders is only 12"

INTERIOR FEATURES (STANDARD)
- Hardwood Flooring in Living, Kitchen, Dining, Master Bedroom & Study Areas (all main floor except bedrooms, bedroom closets, and tile areas)
- Hardwood Treads on Staircase (custom to match flooring as close as possible, typically white oak not red oak)
- Stain Resistant Nylon Carpet in all Secondary Bedrooms and Media Room, 8lb pad standard
- 36" Wood Burning with Gas Starter or Gas Fireplace in Living Room
- Custom wood mantle from locally sourced wood or custom built by finish trim
- Surround Sound pre-wire in Living Room & Media Room
- Custom Built-Ins in Living Area per plan
- Crown Molding throughout main floor and media room and hallways on 2nd floor
- Base Moldings (7.25" on Main Floor)
- Custom Casing on Windows and Doors (4" with 6" multi-layer caps over doors and windows)
- Solid doors at entries to all bedrooms, powder room and laundry room
- All main floor doors are 8' tall
- Full custom colors up to 4 different colors
- Custom real wood closet systems throughout home (every closet and pantry) – no wire or slatted wood
- Wall Mount Laundry sink

KITCHEN FEATURES (STANDARD)
- Granite Countertops with Custom Tile Backsplash
- 42" Custom Cabinetry
- Oversize Island (per plan)
- Kitchen Aid Stainless Steel Appliances
- 36" Gas Cooktop with hood. 400cfm per code
- Stacked Convection Wall Oven and Convection Microwave
- Side by Side Refrigerator with Ice Maker
- ¾ hp garbage disposal with push button operation

BATH FEATURES (STANDARD)
- Custom Tile Work
- Custom cabinets
- Americast tubs with full tile to ceiling (no cheap fiberglass surround tubs)
- Granite/Marble countertops
- 744 fan light combos at shower (ensures all moisture is exhausted when light is turned on so no moisture problems)
- Elongated and raised height toilets
- Hybrid glass enclosures on walk in showers

MASTER BATH
- Double Sink Granite/Marble Top Vanities
- Elegant Free Standing Soaking Tub
- Tile Shower with custom height his and hers Shower Heads and body sprays with Individual Temperature & Waterflow Control
- Separate Water Closet (per Plan)
- Custom built in niches
- Heavy glass enclosure

ENERGY SAVING FEATURES (STANDARD)
- Pella 250 series Low E with Sun Defense Windows
- Tankless Water Heater with recirculating loop (sf size dependent)
- Trane 16 SEER HVAC system(s) (sf size dependent)
- Internet Controlled Thermostats (Access From Mobile Device)
- Switch form Electric to Gas Heat in Winter, which represents a huge savings in energy in the winter

ENGINEERING DISTINCTIONS
- First floor 10' first floor ceilings and 9' second floor height
- ¾" Advantec flooring nailed and glued with Advantec foam adhesive that has a squeak free guarantee
- Energy Efficient Thermostatic radiant Barrier Sheathing on roof
- 400 amp service in most homes (size dependent)
- Solid rot proof Thermatru exterior doors with 25 year warranty

PROMISE AND HOME WARRANTY
- Assurance of quality and service from contract, feature selection, closing, and post closing
- Customize color palette and features personally with the builder and his interior designers
- One/Two/Ten Year Builder Warranty

Client initials   _____   _____

16 Pointe Properties initials   _____