

Heritage Hills

PLAT 10 TOWNHOMES

GBH Standard Selection Package

INTERIOR FEATURES

- Painted Trim Package
- Painted Panel Doors
- Black Door Hardware (*Brushed Nickel Available*)
- Fully Carpeted Bedrooms, Closets, and Stairs with 8 lb. Carpet Pad
- Luxury Vinyl Plank Flooring in Dining Room, Kitchen, Hall Bathroom, Living Room, and Laundry Room
- TV Outlets in Great Room/Living Room and Bedrooms (*and Sunrooms for Plans that Include*)
- Doorbell and Chime Kit
- Ceiling Fan in Great Room, Master Bedroom, and All Bedrooms Pre-Wired for Ceiling Fan
- Unfinished Lower Levels Stubbed for Future Bath
- Trayed Mastered Bedroom Ceilings Per Plan
- Pex Water Supply Lines
- Rubbermaid Free Slide Wire Closet Shelving
- ½" Interior Sheetrock with Rounded or Square Corners and Orange Peel Texture
- Flat Latex Paint
- White Ceilings with Executive Texture Throughout
- White Switches, Outlets, and GFI Outlets Per Code (*Light Almond Available Upon Request*)
- 6" Recessed Lighting in Kitchen
- Recessed Laundry Box

KITCHEN AMENITIES

- Granite/Quartz Kitchen Countertops Tier 1 or 2 (*Ask for Other Options*)
- Tile Backsplash (*Builder Grade Colors/Styles Apply, Ask for Styles Available*)
- Undermount Stainless Steel Kitchen Sink with Pull Out Spray Kitchen Faucet
- Smart Cabinetry (*Soft Close in Kitchen*)
- Crown Molding on Kitchen Cabinets
- GE Stainless Steel Appliance Package (*Dishwasher, Range, Microwave*)
- Garbage Disposal (*1/3 Horsepower*)
- Ice Maker Line to the Refrigerator

BATHROOMS

- Granite/Quartz Bath Countertops Tier 1 or 2 (*Ask for Other Options*)
- Raised Vanities in Master Bath
- Delta Faucets
- Plate Glass Mirrors in Bathrooms
- Brushed Nickel or Chrome Accessories in Bathrooms
- Exhaust Fans/Light Kit in All Bath Areas (*Vented Outside*)
- Tile Shower with Gelcoated Fiberglass Base in Master
- Gelcoated Fiberglass Tub/showers (*Hall Bathroom*)
- Comfort Height Elongated Toilets

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ENERGY SAVING FEATURES

- House Wrap for Weather Barrier
- Energy Efficient Furnace
- High Efficiency 14 Seer Single Stage Air Conditioner
- Programmable Touchscreen Thermostat
- Complete Sealed and Tested Duct Design
- Insulated Fiberglass Front Entry Door
- Insulation: *(Subject to Change Per City Code/Energy Efficiency Requirements)*
 - R-40 Fiberglass Blown Insulation *(Attic Above Living Area)*
 - R-15 Exterior Walls
 - Air Chutes are Installed in Every Rafter
 - Foam Sealant Applied Along: Windows, Doors, Behind Outlets, Framed Joints, and Air Infiltration
- Every Home Tested by Energy Rater to Certify Energy Efficiency
- 200 Amp Electrical Service

EXTERIOR FEATURES

- Poured Concrete Foundation
- Basement Sprayed with Waterproofing Membrane with 10-Year Warranty
- 4 Inch Concrete Driveway with Reinforcing Bars
- Vinyl Windows
- Vinyl Siding
- Sheathing 7/16" OSB on Exterior Walls
- Engineered Roof Trusses Per Plan
- Lifetime Owens Corning Duration Architectural Shingles *(or Similar Product)*
- Seamless Aluminum Gutters and Downspouts
- Coach Lights on Garage
- 2 Exterior Ground Fault Protected Outlets
- Flat Lots Include 12'x12' Concrete Patio
- Walkout Lots Include 12'x12' Green-Treated Deck with Metal Spindles and 12'x12' Concrete Patio
- Insulated Overhead Garage Door with Opener(s), Remotes, and 1 Keypad *(Windows in Garage Door Included)*
- Exterior Frost-Free Lawn Faucets
- Full Sod
- 1 Maple Tree Per 2 Units *(in Front Yard)*

PEACE OF MIND FEATURES

- Pre-Closing Homeowner Orientation Walk Through with Builder
- One-Year Builder Warranty with a 45-Day Check Point
- Hard-Wired and Battery Back-Up Smoke Detectors
- Dual Censored CO2 Sensors in Hallways
- Passive Radon Mitigation Installed
- Sump Pump and Tile System *(Form-A-Drain)*
- HVAC Products Include a 10-Year Parts Warranty

**All homes are subject to change per city code, etc.*

