

Standard Feature List

ROOSEVELT RIDGE

Interior Features

- **Shaw** ® Luxury Vinyl Plank in Kitchen, Pantry, Laundry, Bathrooms, and Entryways
- **Shaw** ® Premium Carpet with R2X Spill Proof Technology in Great Room, Dining Room, Bedrooms, Stairs, 2nd Floor Hallways, and Office
- 3-1/4" Colonial-Style Baseboards and Drywall Wrapped Windows and Openings
- Textured Ceiling Finish
- Vinyl-Coated Wire Shelving in Closets and Pantries
- Ferguson Brushed Nickel Lighting
- Sherwin Williams Washable **Super Paint** ® Interior and Exterior Paint (where applicable)
- 6-Panel Colonial-Style Hollow Core Doors
- (3) Doorknob and Hardware Finish Options
- Extended Height 9' Tall 1st Floor Ceiling
- Finished Drywall Garage Interior with Textured Finish Walls and Ceilings

Kitchen Features

- 36" Kitchen Wall Cabinets – **Soft Close, Dove Tail, Durable Plywood Construction**
- Laminate Kitchen Countertops
- **MOEN** Chrome Kitchen Faucet
- Several Cabinet Color and Finish Options
- Stainless Steel Electric Kitchen Appliances, Including Range, Dishwasher, and Microwave (Refrigerator sold separately)
- Heavy Duty ½ HP Disposal
- Soft Close Cabinet Doors + Drawers

Bathroom Features

- 36" Kitchen Height Vanity Cabinets – Soft Close, Dove Tail, Durable Plywood Construction
- Water Saving Elongated Commodes
- **MOEN** Chrome Bathroom Fixtures
- Quartz Countertops (yes, standard!)
- Mirrors Over Each Sink
- Low Maintenance Acrylic Shower Units

Exterior Features

- Upgraded Front Facade
- Maintenance-Free High-Quality Vinyl Exterior and Soffit
- High-Efficiency and Low-E Argon Gas Windows with Lifetime Warranty (single-hung)
- **CertainTeed Landmark** ® Dimensional Asphalt Shingles with Limited Lifetime Warranty
- Fiberglass Front Entry Door with Limited Lifetime Warranty
- Deadbolts on all Exterior Doors
- Concrete Driveway and 4' Wide Walkway
- Landscape Packages vary per Subdivision
- Seeded Yard (where disturbed)
- Maintenance-Free Aluminum Fascia and Gutters
- (2) Exterior Frost- Free Water Spigots
- (2) Exterior Waterproof GFI Electrical Duplex Outlets
- Insulated Raised Panel Garage Doors
- Coach Lighting Package (per plan)

Electrical Features

- 200-AMP Electrical Service
- Base Lighting Package (varies per plan)
- Wi-Fi Programmable Thermostat
- Smoke and Carbon Monoxide Detectors to Code
- Bathroom Exhaust Fans
- Electrical Walk-through Prior to Finalizations
- Garage Door Opener with (2) Remotes

Plumbing Features

- **PEX** Plumbing System
- High Efficiency 50-Gallon Electric Hot Water Heater
- Stainless Steel Single or Double Bowl Kitchen Sink
- **MOEN** Chrome Plumbing Fixtures
- Utility Hook Ups for Washer and Dryer (vented to the outside)
- Waterline for Ice Maker

Structural Features

- 2x4 Exterior Framed Walls
- 7/16" OSB Exterior Wall Sheathing
- Tongue & Groove OSB Subfloor - Screwed, Glued, Sanded for Reduced Floor Squeaks
- Engineered Floor System Designed for High - Performance Usage
- Steel Reinforced, Poured Concrete Walls, 3500 PSI Concrete
- Basement Waterproofing Warranty with Spray Membrane
- Gravel Backfill Interior and Exterior for Proper Drainage
- Perimeter Drain Tile System on Interior & Exterior of Footers (basements only)
- (2) Hopper Windows in Basement
- Sump Pump System provided (basements only)

Energy Efficiency

- **BRYANT** 92% Energy Efficient Furnace
- **BRYANT** 13 SEER Air Conditioning Unit
- R-13 Fiberglass Insulation
- R-49 Ceiling Insulation
- R-10 Basement Insulation
- Exterior Ventilation System (vented soffits / roof ridge vent)
- Return Air Vents for Proper Ventilation
- Smart Energy Savings Thermostat
- Tyvek Air / Weather Inhibiting Wrap System
- Low-E Dual Pane, Argon-Filled Vinyl Window with Screens (single-hung)
- Special Interior Air Filtration Package

Peace of Mind

- 10-Year Structural Warranty
- 2-Year Distribution System Warranty
- 1-Year Craftsmanship Warranty
- 20-Year Basement Waterproofing Warranty
- Lifetime Warranty on Shingles
- Lifetime Warranty on Windows
- Lifetime Warranty on **MOEN** Fixtures
- Project Managers capped at (8) projects to ensure proper oversite