



# TALL PINES

OF NEW RIVER

## Addendum B: Standard Features

### STUNNING EXTERIORS

- CRAFTSMAN, TRADITIONAL AND EUROPEAN ELEVATIONS
- ARCHITECTURAL STRAIGHT LAP VINYL SIDING
- **LOW-E**, SINGLE-HUNG TILT VINYL WINDOWS WITH GRIDS AND SCREENS
- CARRIAGE STYLE GARAGE DOOR WITH GLASS, OPENER AND KEYPAD
- LANDSCAPING PACKAGE: FRONT YARD SOD, FOUNDATION PLANTS, SEED AND STRAW SIDE AND REAR YARD, (1) 2-3" CALIPER TREE
- 30-YEAR ARCHITECTURAL ASPHALT SHINGLES
- BRUSHED FINISHED CONCRETE DRIVEWAY, PORCHES AND 10'X10' PATIO
- 2-CAR FRONT LOAD GARAGE
- DEADBOLTS ON EXTERIOR DOORS
- TWO EXTERIOR HOSE BIBS
- CUSTOM NEIGHBORHOOD MAILBOX
- ENGINEERED CONCRETE FOUNDATION
- FIBERGLASS CRAFTSMAN STYLE FRONT DOOR

### FUNCTIONAL INTERIORS

- DESIGNER DECORATED AND INSPIRED PAINTS, FLOORING, LIGHTS, CABINETS AND COUNTERTOP FINISH OPTIONS
- 9' SMOOTH CEILINGS ON 1<sup>ST</sup> FLOOR
- 8' SMOOTH CEILINGS ON 2<sup>ND</sup> FLOOR
- 5 ½" UPGRADED BASEBOARD TRIM
- 3 ¼" UPGRADED DOOR AND WINDOW CASING
- ENGINEERED HARDWOOD FLOORS IN **FOYER, DINING, POWDER AND KITCHEN**
- CROWN MOLDING DOWNSTAIRS
- VINYL FLOORING IN LAUNDRY AND FULL BATHROOMS
- SOIL RESISTANT CARPET WITH 6 LB. PAD
- BRUSHED NICKEL DOOR HARDWARE
- CONTEMPORARY SMOOTH 2-PANEL INTERIOR DOORS
- DIRECT VENT FIREPLACE WITH MANTLE, GRANITE SURROUND AND LOGS
- VENTILATED FREE SLIDING SHELVING IN CLOSETS

### SUPURB SERVICE AND WARRANTY

- PRE-START, PRE-DRYWALL AND PRE-SETTLEMENT ORIENTATION MEETINGS WITH FIELD MANAGER (UPON REQUEST)
- STRUCTURAL WARRANTY PROVIDED BY BUILDER
- POST-CONSTRUCTION WARRANTY PROGRAM INCLUDES A FULL ONE YEAR COMPREHENSIVE SERVICE PROGRAM
- CONTINUOUS QUALITY ASSURANCE CHECKLIST SERVICE AT EVERY MILESTONE OF CONSTRUCTION
- PEST CONTROL (SLAB PRETREATMENT)

### CUSTOM KITCHEN DETAILS

- **No-SLAM DOORS AND DRAWERS ON ALL CABINERY**
- 36"/42" DESIGNER CABINETS WITH CROWN MOLDING AND KNOBS
- EXCITING AND FUNCTIONAL KITCHEN ISLAND DESIGNS (PER PLAN)
- **GRANITE COUNTERTOPS**
- STAINLESS STEEL APPLIANCE PACKAGE- SMOOTH TOP RANGE WITH OVEN, OVER THE RANGE MICROWAVE HOOD AND DISHWASHER
- STAINLESS STEEL UNDER MOUNTED DOUBLE SINK
- DESIGNER HIGH ARCH **BRUSHED NICKEL** KITCHEN FAUCET
- PANTRY (PER PLAN) TO INCLUDE VENTILATED SHELVING
- ICEMAKER CONNECTION PROVIDED AT REFRIGERATOR LOCATION

### BATHROOM FEATURES

- RAISED HEIGHT VANITIES THROUGHOUT
- SEPARATE GARDEN TUB AND STAND UP SHOWER (PER PLAN)
- ONE-PIECE FIBERGLASS TUB/SHOWER UNITS IN ALL FULL BATHS
- POWDER ROOM TO INCLUDE PEDESTAL SINK AND MIRROR (PER PLAN)
- CULTURED MARBLE VANITIES WITH INTEGRAL BOWLS
- **BRUSHED NICKEL** PLUMBING FIXTURES
- FULL WIDTH VANITY MIRRORS
- FLAT PANEL CABINETS IN ALL FULL BATHS
- NO-SLAM DOORS AND DRAWERS ON ALL CABINERY

### ENERGY SAVING COMFORT FEATURES

- HIGH EFFICIENCY HEATING AND COOLING SYSTEM
- DIGITAL THERMOSTATS
- ENERGY EFFICIENT 50 GALLON ELECTRIC WATER HEATER
- **LOW-E**, SINGLE-HUNG VINYL WINDOWS WITH GRIDS AND SCREENS
- VAPOR BARRIER HOUSE WRAP
- ENGINEERED INSULATION SYSTEM
- 3<sup>RD</sup> PARTY CERTIFIED FOR ENERGY EFFICIENCY

### ELECTRICAL CONVENIENCES

- DESIGNER LIGHTING PACKAGE
- SECURITY SYSTEM PREWIRE
- 5 RECESSED CAN LIGHTS IN KITCHEN
- FLOODLIGHT ON REAR
- TWO GCFI WEATHERPROOF OUTLETS
- HARDWIRED SMOKE DETECTORS
- EXHAUST FAN IN EACH BATHROOM
- OVERHEAD LIGHTING IN ALL BEDROOMS
- CEILING FANS IN FAMILY ROOM AND OWNER'S SUITE
- CEILING FAN PREWIRE IN ALL BEDROOMS
- PHONE OUTLETS IN KITCHEN AND OWNER'S SUITE, CABLE OUTLETS IN BEDROOMS AND FAMILY ROOM