

BALLENGER FARMS

Craftsman Series



IMPRESSIVE INTERIORS

- Distinctive arch-top beaded plank design doors
- Laminate countertops
- Oak or white vanities and cabinets
- Vaulted ceilings (*per plan*)
- Smooth walls and ceilings
- 7 interior paint colors available

ELECTRICAL & APPLIANCES

- Whirlpool radiant top range w/ lighted range hood and a dedicated circuit for an opt microwave
- Whirlpool dishwasher & disposal
- All phone and cable wired.
- 3 Phone, Data or RG6 Cable outlets
- Smoke detectors and door bell
- Front & rear wet weather outlets

FIREPLACE (OPTIONAL)

- 36" Direct vent fireplace
- Marble hearth
- Gas starter & glass doors

FLOOR COVERINGS

- Hardwood foyer
- Stain-resistant carpet
- 7/16" (5 1/2 lb.) rebond padding
- Armstrong vinyl floors
- Oriented strand board sub-flooring

HARDWARE/SHELVING/MIRRORS

- Satin nickel door hardware
- Deadbolt locks on all exterior doors
- Privacy locks on bath and bedroom doors
- Closetmaid ventilated shelving

E-SMART INCLUDED FEATURES

- Equipped with energy monitor
- Equipped with CO detector
- Low Flow Plumbing Fixtures
- Merv-8 Filters
- Low VOC Paint
- Low VOC Carpet
- Programmable T-stat
- CFL Bulbs
- Energy Star Dishwasher
- Low e windows
- Low e door glass
- R-15 Wall Insulation
- R-38 Ceiling Insulation
- R410A Refrigerant
- Advanced Framing Techniques
- Air Barrier/Sealing

PLUMBING

- Pre-plumbed for ice maker hook-up
- Two exterior freeze-proof bibs
- Stainless steel kitchen sink
- Moen chrome plumbing fixtures
- Optional owner's bath includes garden tub w/ separate shower (*per plan*)
- 50 gallon gas hot water heater
- Sprinkler system in all homes

DISTINCTIVE EXTERIOR

- Maintenance free vinyl siding with 50 year warranty
- Fiberglass shingles w/ 20 year limited warranty-Class A fire rating

FOUNDATION

- Home will be built on slab or crawl space (*per plan & lot*)

WALKS, DRIVES, PATIO & PORCHES

- Exposed aggregate driveways, porches, walks
- 8x10 Patios (*per plan*)

WINDOWS & EXTERIOR DOORS

- Anderson vinyl tilt windows with double pane glass (*maintenance free*)
- Cultured marble window ledges; all operable windows have screens
- Insulated 4 panel insulated on front doors
- French 1/2 glass door or sliding glass rear door

GARAGE

- Pre-wired for garage door opener
- Concrete floor
- Carriage style garage doors

LANDSCAPING

- Sod is standard on front & side yards to the back corner of home
- Seeded back yard w/KY fescue
- Shrubs planted in front

WARRANTY

- 1 year extensive H.A.P.P.Y. builders warranty
- 10 year PWC warranty

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Premier Series Features

IMPRESSIVE INTERIORS

- Distinctive beaded plank design doors
- Oak, Maple or white cabinets and vanities
- Chair rail in kitchen / nook
- Vaulted & volume ceilings (*per plan*)
- Crown molding
- Smooth walls & ceilings
- Six interior paint colors available
- Door bell and smoke detectors
- Award winning plan designs

ELECTRICAL & APPLIANCES

- Whirlpool radiant top range with lighted hood w/ back splash pre-wired for built-in microwave (*black*)
- Whirlpool dishwasher and disposal (*black*)
- Telephone jacks in all bedrooms, great/ family room, office/study, kitchen & bonus room (*per plan*)
- Cable jacks owner's bedroom, great/ family room & bonus room (*per plan*)
- Pre-wired for optional ceiling fans in owner's suite, bonus room & family room (*per plan*)
- Front & rear wet weather outlet

FIREPLACE (OPTIONAL)

- Wood burning, direct vent gas or vent see-thru fireplace (*per plan*)
- Marble hearth and facing with a wood mantle surrounding fireplace
- Gas starter & glass doors

FLOOR COVERINGS

- Hardwood in foyer, kitchen/nook & powder rm.
- Stain-resistant carpet with 7/16" (5 1/2 lb) rebond padding
- Armstrong no-wax floors
- Oriented strand board sub-flooring

E-SMART INCLUDED FEATURES

- Equipped with energy monitor
- Equipped with CO detector
- Low Flow Plumbing Fixtures
- Merv-8 Filters
- Low VOC Paint
- Low VOC Carpet
- Programmable T-stat
- CFL Bulbs
- Energy Star Dishwasher
- Low e windows
- Low e door glass
- R-15 Wall Insulation
- R-38 Ceiling Insulation
- R410A Refrigerant
- Advanced Framing Techniques
- Air Barrier/Sealing

HARDWARE/SHELVING/MIRRORS

- Deadbolt locks on all exterior doors
- Satin nickel door hardware
- Privacy locks on bath and bedroom doors
- Closetmaid ventilated shelving
- Large mirrors over bathroom vanities

PLUMBING

- Pre-plumbed ice maker hook-ups
- Double stainless steel sinks
- 50 gallon gas hot water heater (*per plan*)
- Garden tub & separate shower w/glass in Mst. bath (*per plan*)
- Cultured marble vanities & sink tops
- Fiberglass tub/shower in 2nd bathroom
- Moen chrome plumbing fixtures
- Two exterior freeze-proof bibs
- Sprinkler system in all homes

DISTINCTIVE EXTERIOR

- Brick fronts (*per plan*)
- 4 sided brick (*option*)
- Brick to grade on front only & Stucco finish to grade level on all other sides
- Maintenance free vinyl siding with wrapped soffits with 50 year warranty
- Fiberglass shingles with 20 year limited warranty

FOUNDATION

- 1 year termite soil treatment
- Built on a slab or crawl space (*per plan*)

WALKS, DRIVES, PATIO & PORCHES

- Exposed aggregate driveways, porches, walks
- Wood decks or patios (*per plans*)

WINDOWS & EXTERIOR DOORS

- Anderson vinyl tilt windows with double pane glass (*maintenance free*)
- Cultured marble window ledges; all operable windows have screens
- Insulated 6 panel fiberglass Front doors (*per plan*)
- Sliding glass door or Atrium rear door

GARAGE

- All plans have two or three car garages (*per plan/community*)
- Pre-wired for garage door opener
- Sectional embossed metal garage door w/ glass inserts

LANDSCAPING

- Sod is standard on front & side yards to the back corner of home
- Seeded back yard w/KY fescue
- Shrubs planted and mulched

WARRANTY

- 1 year extensive H.A.P.P.Y. builders warranty
- 10 year PWC warranty

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