

The Signature Series **Shadow Creek Farms**

Exceptional Exterior Design

- 12" Overhangs front and rear of house (per plan)
- Double 5" Dutch lap maintenance-free vinyl siding
- Vinyl shake accent siding (per plan)
- Seamless gutters with downspouts and fiberglass splash blocks
- 2 exterior GFI electrical receptacles
- Steel exterior door at garage entry
- Double pane, single hung, tilt-in windows with thermal break glass & screens
- Community specific mailboxes
- 6 panel exterior front entry door
- 5' sliding glass door or 2'8" full-view patio door (per plan)
- "Maintenance Free" exterior trim
- Brick & Stone elevations (per plan)
- Fiberglass Shingles
- Steel raised-panel overhead garage door

Landscaping

- Shrubs and tree in front yard
- Sodded front yards
- Seeded rear and side yards

Appliances

- GE range and range hood
- GE dishwasher

Cabinets

- Aristokraft oak panel cabinets in kitchen and bath

Outstanding Interior Design Features

- Textured walls and acoustic textured ceilings
- 3 1/4" base and 2 1/4" casing
- Smooth interior doors
- Plush, stain-resistant carpet with Rebond pad
- Durable Armstrong vinyl flooring at Entry, Kitchen, Breakfast, Laundry, and all Baths
- Ventilated closet shelving
- 1 phone and 1 cable
- Nickel door hardware and hinges
- Front doorbell and chime
- White interior lighting package
- Porter acrylic gloss paint on interior trim and doors

Community Specific Features

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- Signature series features
- Energy efficient heat pump with digital thermostat
- Electric water heater
- Yard-post light
- Grid windows front of house only

Spacious Baths

- Vikrell tub and showers by Sterling
- Polished-edge mirrors
- Anti-scald pressure balanced tub/shower faucets
- Water-saver toilets
- Exhaust fans in all baths
- Roomy linen closets (per plan)
- Plate glass 36" tall mirrors above full bath vanities

Mechanical System and Energy Saving Features

- 220v outlets for dryer and electric range
- Safety ground-fault GFI electric circuits in bath, garage, kitchen and exteriors
- Central air conditioning
- HVAC featuring Goodman equipment engineered to specific home design
- Frost-proof exterior hose bibb
- 110v smoke detectors with battery backup on each level and in each bedroom
- Dusk to dawn coach lights

Plumbing

- In-Sink-Erator Badger garbage disposal
- Stainless steel kitchen sink
- Moen faucets
- Non-corrosive PVC drain pipes and PEX water supply piping

Countertops

- Laminate countertops with integrated backsplash in kitchen
- Laminate bath vanity tops

Construction Quality You Can Count On

- Concrete drive, walks, and porch
- R-38 flat ceiling insulation
- I-joist floor system
- 10-year structural warranty program
- Kiln-dried 2x4 framing, 16" on center at all load bearing walls
- Sealed-barrier house wrap
- Dead bolts at front and rear doors
- 7/16" OSB roof sheathing
- 7/16" OSB wall sheathing
- Tongue and groove OSB floor decking nailed and glued in place
- Continuous ridge vent attic system with soffit vents
- Total exterior wall value of R-19
- Sanded and screwed-off subfloor decking and screwed-off interior partitions

E Smart Green Energy Features

- Honeywell digital programmable thermostats
- Compact Fluorescent lighting
- Merv 8 Media Furnace Filter
- Faucet flow aerators