



*Quality Luxury and
Elite Standard Features*





Neighborhood Features:

- Extra large ½ acre to 1 acre home site provides generous space between homes
- Homes set-back 45 from curbs (except cul-de-sacs) provide spacious front yards
- Managed homeowners association to provide maintenance of common areas
- Wolf Branch school district

Foundation & Basement:

- Reinforced 9' poured concrete foundation
- Foundation damp proof coating
- Double perimeter drain tile with submersible sump pump
- Steel beams, columns and stairways in basements are painted
- All crushed stone/ rock fill under garage and porch concrete slabs
- Foundation walls with footings around all front porches
- Rough-in bath plumbing in basement
- Basement egress window with Bilco ScapeWEL® window well

Site & Yard:

- 14'x 16' concrete patio with concrete step (per plan)
- 4' side curved front service sidewalk
- 11' wide concrete driveway with "true" turnaround area
- △ Generous 13' wide concrete driveway with "true" turnaround area
- Pipe placed under front walk and driveway for future wiring or piping
- Fescue sod in front yard with balance of site (except wooded areas) seeded with fescue, fertilized and covered with straw
- \$3,000 landscape voucher

- Denotes common standard
- Denotes item included in Luxury Standards
- △ Denotes item included in Elite Standards

Site & Yard cont.:

- △ \$3,500 landscape voucher
- △ Lawn irrigation system to cover all turf areas (excludes landscape beds)

Exterior Finish:

- Superb array of distinctive exterior designs
- Elegant full brick and/ or brick/ stone combination front elevations (per elevation design)
- Brick on sides of home
- Exterior shutters, trim, and garage doors painted your choice of color
- Low maintenance trim for lasting value
- Low maintenance vinyl siding on rear of house in choice of color
- Enclosed pre-finished maintenance-free aluminum overhangs and porch ceilings
- Pre-finished seamless aluminum gutters and over-sized downspouts with buried drain tile
- Custom cast aluminum house number plaques
- Elegant cast aluminum mailbox and post

Quality Construction:

- A structural first-floor system with 2"x 10" floor joists bearing on steel beams
- Second-floor systems on 1 ½ and 2 story homes are Post-Strut floor trusses
- Durastrand® Sub Floor System for water resistance during construction
- Sub floor fastened to joist (and floor trusses) with glue and screws
- All wall studs placed 16" on center with full 2"x 4" or 2"x 6" studs (per plan)
- All exterior walls covered with engineered structural sheathing



Quality Construction cont.:

- Windows and doors are professionally installed upon delivery to site
- Drywall fastened with screws to minimize nail/ screw pops
- Drywall clips used to minimize ceiling and corner cracking from truss lift
- Garage walls and ceiling are drywalled with textured painted finish
- Two coats of paint on all exterior trim
- Shutoff valves placed on all water supply lines to individual fixtures
- Four (4) freeze-proof exterior hose faucets
- CPVC water supply piping
- 30-year architectural style, laminated, self-sealing roof singles over black felt paper
- Security system with added keypad at Master Bedroom
- Fulford Homes 2-year limited warranty

Interior:

- 9' first floor ceilings and 8' second floor ceilings (per plan)
- ½" drywall on walls and ceilings
- Choose from four different style of interior doors with oversized 3 ¼" casing
- 8' high cased openings in first floor main living areas
- 3 ¼" painted door and window casing throughout
- △ Oversized 4 ¼" casing used at foyer (front door, window per plan, and cased openings)
 - 4 ¼" painted baseboard throughout
 - △ 5 ¼" painted baseboard throughout
- Doors and trim painted on site
- 2-5/8" painted chair rail in Dining Room
- △ 5 ¼" painted crown moulding in Dining Room

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Interior cont.:

- Designer drywall ceiling in Dining Room (per plan)
- Drywall ceilings are white textured orange-peel finish
 - Textured interior wall finish with primer and choice of five paint colors
 - △ Smooth interior wall finish with primer and choice of five paint colors
- Beautiful solid oak staircases with stained 1 ¼" balusters, newel posts, oak skirt boards with carpet runner
- △ Choice of stained or painted 1 ¾" balusters
- Garage entry hallways with closet
- Yale® lever style door locksets and heavy duty door stops in brushed nickel finish
- △ Choice of oil rubbed bronze finish door locksets
- Polyurethane pre-finished ¾" thick oak hardwood flooring in Foyer, Kitchen, Breakfast Room and other designated areas (per plan)
- 32oz. carpet over high density 8lb. re-bond pad
 - 36" Heat-n-Glo® direct vent gas fireplace
 - △ Large 42" Heat-n-Glo® direct vent gas fireplace
- Designer wood mantel and raised marble hearth and surround at fireplace
- 4 hours of Interior Designer consultation service
- △ 6 hours of Interior Designer consultation service



Kitchen:

- KraftMaid® oak or maple cabinets
- 36" kitchen wall cabinets with crown mould
- △ Variant height and depth kitchen wall cabinets with stepped crown moulding
- Granite countertops with choice of three edge profiles
- Polyurethane prefinished ¾" thick oak hardwood flooring
- Whirlpool® appliances include: electric radiant cook top, built-in oven, microwave/ hood combination and quiet dishwasher in choice of stainless steel or color
- △ KitchenAid® appliances include: gas cook top with custom hood above, built-in electric self-clean oven, built-in microwave and quiet dishwasher in choice of stainless steel or color
- △ Tile backsplash below custom hood at cook top
- Designer Moen® waterfall single control faucet with spray in choice of stainless steel, white, sand or chrome finish
- △ Choice of kitchen faucet finished includes oil rubbed bronze
- Stainless steel under-mount double bowl 8" deep sink
- △ Stainless steel under-mount double bowl 10" deep sink
- Large islands (per plan)
- Decorative cabinet end panels and double pull-out trays at island (per plan)
- Built-in double trash base cabinet
- Refrigerator cabinet side panels with cabinet above
- Easy Reach corner base cabinet (per plan)

Kitchen cont.:

- Walk-in pantry closets with vinyl coated close-mesh wire pantry shelving and vinyl floor
- Recessed can lighting
- Garbage disposal
- Icemaker water supply

Laundry Room:

- Dryerbox® space saving dryer vent connection
- 220v dryer outlet
- Generously sized separate room with window
- Vinyl coated wire shelf over washer and dryer (per plan)
- Armstrong® Memories or Successor vinyl flooring
- △ Wall hung laundry sink

Powder Room:

- Ceramic tile floor
- Pedestal sink
- △ Choice of Kohler pedestal sink
- Designer Moen® widespread faucet and accessories in satin nickel finish
- △ Choice of satin nickel or oil rubbed bronze finished faucet and accessories
- △ 5 ¼" painted crown moulding
- Elongated toilet
- \$200 mirror allowance

Master Suite:

- Raised coffered ceiling in Master Bedroom (per plan)
- Over-sized Master Bedroom to accommodate king-size furniture
- Ceramic tile flooring at Master Bathroom

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Master Suite cont.:

- Special ceiling features in Master Bathroom (per plan)
- Linen closets in bath
- Heat/fan/light combination units in bath
- Extra large walk-in closets with 16" Super Slide vinyl coated wire shelving (includes double rod and shelf in designated areas)
- Designer Moen® faucets and bath accessories in satin nickel finish
- △ Choice of finish includes oil rubbed bronze finished faucets and accessories
- KraftMaid® wood vanity cabinet with choice of cultured marble top
- Separate cultured marble bath and cultured marble shower with frameless glass enclosure and satin nickel trim with a choice of marbled, solid, or granite colors in Master Bathroom.
- Expansive plate glass mirror over vanities
- △ Full ceramic tile shower with frameless glass shower enclosure
- △ Impressive ceramic tile tub deck and skirt with drop-in fiberglass tub
- △ Custom wood trimmed mirrors above vanities

Bedrooms & Bathrooms:

- Bedrooms wired with double switches for ceiling fan and light
- Walk-in closets in most bedrooms
- 16" deep vinyl coated wire shelving with Super Slide rod in all bedroom closets
- Jack-n-Jill Baths in most plans
- Designer Moen® chrome faucets with pressure balanced, anti-scald shower valves, and chrome bath accessories
- KraftMaid® wood vanity cabinets with choice of cultured marble top

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Bedrooms & Bathrooms cont.:

- Expansive plate glass mirrors over vanities

Garage:

- Side entry 3 car garage
- Thermacore® insulated steel garage doors with vinyl weather stripping by Overhead Door Co.®
- Garage door operators on both doors with two remotes each
- △ One exterior keypad to operate garage doors

Energy Savings & Comfort:

- Vinyl double hung windows with energy saving Low-E glass, internal colonial lites
- △ Andersen® 400 Series double-hung high quality vinyl clad wood windows with Low-E glass, internal colonial lites
- Choice of steel insulated leaded glass front door and sidelites with Yale® Collections elegant thumb latch front entry lockset, deadbolt and kick plate in satin nickel finish
- △ Choice of fiberglass insulated leaded glass front door and sidelites with Yale® Collections elegant thumb latch front entry lockset, deadbolt and kick plate in choice of satin nickel or oil rubbed bronze finish
- Andersen® Perma-shield sliding patio door with Low-E glass, internal colonial lites, and jamb bolt lock
- DuPont Tyvek® air & water infiltration barrier is carefully placed including taping of all seams and around windows and doors on all exterior walls
- R-38 fiberglass ceiling insulation over all conditioned areas



Energy Savings & Comfort cont.:

- R-15 blown fiberglass insulation (fills voids and around wires) in exterior walls of conditioned areas and R-19 fiberglass batt insulation at walls that do not permit blown insulation
- Foam sealant around wires, pipes, and other penetrations through wall plates
- R-13 fiberglass insulation at perimeter band boards
- Sill sealer installed between top of foundation and sill plate
- 95% AFUE high efficiency gas furnace
- 13 SEER air conditioner
- 1 ½ & 2 story homes have two HVAC systems
- Duct joints sealed to minimize conditioned air leakage
- Humidifier on main HVAC system
- Digital thermostat(s)
- △ Digital programmable thermostat(s)
- Energy saver 50 gallon gas water heater with pressure expansion tank
- Sound batt insulation is installed around plumbing drain lines in ceilings and walls to reduce water noise
- Attic space ventilated with ridge vent and vented aluminum soffit at eaves

Electrical, Security & Connectivity:

- \$2,500 lighting fixture allowance (excludes recess lights)
- On-site walk-through with electrical contractor to verify location of lighting and other electrical devices
- Six recessed can lights in kitchen
- Two recessed eyeball can lights over fireplace
- Dimmer switch for Dining Room light

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Electrical, Security & Connectivity cont.:

- Wiring for two exterior lights at Garage
- Ceiling fan/ light wiring with double switches in Family Room (Great Room) and all Bedrooms
- Three GFI receptacles in Garage
- Two GFI receptacles in Basement
- Security system that includes five door contacts, two infrared motion sensors and two keypads
- On-Q® technology wiring panel with all home-run wiring
- CAT-5 wiring for six telephone jacks
- RG6 wiring for six cable TV jacks
- Walk-through with contractor to locate security and connectivity devices and outlets
- △ Surround sound speakers and wiring for one room (allowance)
- △ Walk-through with contractor to locate sound system devices and outlets

Note: Standards and features subject to change to equal or better quality without notice. Not all details are covered by this feature sheet.