

QUALITY CONSTRUCTION

- Professionally engineered post-tension foundation inspected at multiple stages of the foundation process
- Engineered structural framing inspected and certified on every home
- Third party quality inspections performed on each home prior to sheetrock and at final stage of construction
- Inspections performed by an experienced construction staff at various stages of the construction process.
- Third party Home Energy Raters conduct on site testing and inspections to verify the energy efficiency measures, as well as insulation, air tightness, and duct sealing details on every home
- Two-Year Workmanship Limited Warranty and a Ten-Year Structural Limited Warranty

ENERGY AND HEALTH

- ENERGY STAR partner with homes built for optimal energy performance.*
- R-8 air ducts with higher insulation rating for increased temperature control and sealed to reduce air loss
- Low-E dual pane insulated vinyl windows in a choice of colors
- Radiant Barrier roof decking to reduce solar heat gain
- Energy efficient tankless water heater with eco-friendly burner that reduces nitrogen oxide emissions
- Energy saving LED light bulbs installed throughout the home
- R-38 blown fiberglass insulation in accessible flat attic areas and R-13 in exterior walls (except garages).
- PEX plumbing system installed for water quality and energy efficiency
- Sealant applied around all windows, doors, pipes, wiring holes, and exterior base plates for improved energy efficiency and comfort..

EXTERIOR FINISHES

- Cedar garage doors
- Impressive 8-foot tall front door with a choice of styles
- 30-year architectural composition shingles with limited lifetime warranty – nailed, not stapled
- Six-foot pre-stained cedar fence with steel posts and gate
- Full rain gutters
- Full masonry (brick, stucco, and/or stone) on the first floor (varies per design)
- Gas line to back patio
- Generous landscape package with programmable irrigation system

ELEGANT INTERIOR FINISHES

- Delta® faucets in all bathrooms
- Powder room vanity cabinet with countertop and rectangular under-mount sink
- Rocker style light switches
- Ceiling fans in family room and primary bedroom. Also, in the home office and game room (per design)
- Blocked and pre-wired for ceiling fans in secondary bedrooms.
- Remote controlled direct vent fireplace with gas logs and choice of brick or cast stone mantel designs
- Eight-foot first floor interior doors with a choice of styles
- Eight-foot full light glass panel doors at home office (per design)
- Distinctive crown molding at the entry, extended entry and formal dining room (per design)
- Elegant staircase with a choice of standard iron balusters and an oversized starter newel on a wood starter step

ELEGANT INTERIOR FINISHES (continued)

- Luxurious carpet including $\frac{1}{2}$ " 7lb carpet pad
- Solid surface countertop with undermount porcelain sinks in secondary bathrooms
- Kwikset® lever door handles with a choice of styles
- Utility room wall cabinet over washer and dryer space
- Garages finished out with textured walls and ceilings, LED lighting, trimmed and painted

EXTRAVAGANT KITCHEN

- Hand finished cabinets with 42" uppers and numerous choices of door styles and finishes
- Various choices of standard vent hood styles vented outside
- Trash can pull out drawer at kitchen island (per design)
- Additional cabinet details include pot and pan drawers, raised end panels, refrigerator cabinet, large crown molding, cabinet projections and concealed Euro style hinges
- Granite countertops with a choice of sink and edge styles
- Recessed can lighting and island pendant lighting (per design)
- GE 36" stainless steel 5-burner gas cooktop
- GE built-in 30" single oven in stainless steel with coordinating built-in microwave oven
- GE stainless steel dishwasher
- Delta® stainless steel faucet with pull down sprout
- Heavy duty $\frac{1}{2}$ HP disposal with countertop mounted pneumatic on/off switch (per design)

LUXURIOUS PRIMARY BATH

- Granite countertops with rectangular under-mount sinks
- Hand finished cabinets, including a bank of drawers, with numerous choices of door styles and finishes
- Delta® plumbing fixtures and matching hardware
- Spacious shower with shower seat and tile floor (per design)
- Large 6-foot garden tub with tile tub deck and surround (per design)
- Elongated comfort height toilet

TECHNOLOGY

- Kwikset® keyless entry lock with Z-wave® technology for smartphone operation
- Smart enabled light switch at the front door, back patio door, family room and primary bedroom
- Smart thermostat.
- Video doorbell.
- Wi-Fi enabled garage door opener(s)
- Structured wiring package that includes CAT6a and RG6 wiring
- Cable TV and ethernet combination outlets in the family room, primary bedroom and game room (per design)
- Phone and ethernet combination outlet in the home office (per design)
- Phone outlets in the kitchen and primary bedroom
- Flex conduit in the family room to connect technology inside the wall
- 5.1 surround sound pre-wire in the family room and 7.1 surround sound pre-wire in the media room (per design)

DESIGN CENTER

- Six (6) hours of complimentary design service to complete your selections.
- Included meeting with an audio, security and home automation professional when purchasing a design to build.
- One complimentary design appointment with an expert consultant in the lighting showroom.

*Energy use and costs for all Britton homes will vary based on a variety of factors such as home type, plan options, features, usage, orientation, site, utility rates, climate and operations of the home. All trademarks, product names, brands and logos remain property of their respective holders and are used only to directly describe the products offered. Their use in no way indicates any relationship, endorsement or sponsorship between Britton Homes and the holders of said trademarks. Plan pricing, elevation and features are subject to change without notice. Room dimensions and square footage are approximate and may change with selected options. Please contact Britton Homes or see your sales professional for more details.

