

(Standard) Package Specifications for Our Collection

Construction (Energy Star & NC Healthy Built Certified)

- 10' ceiling on main level, 9' ceiling on upper floors, 9' minimum or more on basements
- Advanced engineered framing practices and roof systems
- 30-year asphalt architectural grade "Elk" shingles over titanium underlayment with oversized drip edge, extended ice dam, and valley flashing
- Engineered floor systems, including TJI floor joists, and ¾" Advantech tongue & groove sub-floor
- Minimum 2"x4" exterior walls, 16" on center with ½" OSB sheathing
- Energy efficient Tyvek house wrap, extensive flashing and air infiltration sealing
- Energy Star & NC Healthy Built monitored construction with final ratings and certifications
- 12" Block, 12 Foot High Max, steel reinforced with bond beam, poured solid with 4000PSI concrete on all basement walls, option pricing if solid poured walls are requested
- Concrete block, steel reinforced with bond beam, energy efficient sealed crawl space foundation with stone/hardie plank exterior
- Fiberglass insulation, R-13 exterior walls, R-38 attic, R-19 crawl – Blown cellulose & Icynene priced as an option
- Sound insulation on all bedrooms, bathrooms, and laundry rooms
- Fully insulated garage
- 75-Gallon high efficiency gas water heater
- Energy Star Rated High Efficiency 14 SEER or greater gas heating and electric air on all levels
- 200 amp electric service

Exterior Features and Finishes

- Varied architectural styles with accenting details and mix of exterior finishes of architectural stone, siding, cedar shakes, and stucco corresponding to the style
- Exterior siding finishes are cementitious primed board (Hardie Plank)
- Soffit and fascia are Miratec or equal composite primed board
- Gutters per architectural standards required by subdivision
- Rogue Valley fir or equal front door with distinctive front door hardware and coordinated exterior lighting package
- Trex or equivalent synthetic deck
- Covered porch's featuring tongue & groove wood ceilings
- Oversized garage with carriage house style real wood doors & Liftmaster belt drive operators
- Weather Shield – ProShield or equal low-e energy star rated double hung windows per plan
- Sherwin-Williams professionally coordinated exterior color schemes
- Exterior lighting package to complement the architectural style of home
- Four conveniently located frost-free hose connections
- Front and rear exterior electrical outlets with G.F.I. circuit
- Professional landscaping design & installation
- Asphalt/concrete paved driveways and concrete walk ways, pavers at an option price

Interior Features

- Consultation with a licensed interior designer
- Tray and coffered ceilings in plans as dictated
- Coordinated designer lighting package
- Hardwood floors on main level, 3 ¼" red oak, finished in place with three coats of urethane applied
- 8' Solid interior doors on main level with lever style hardware
- Factory made main stair system, oak treads with painted risers, trimmed out in place
- Open rail balcony
- Advantage Development Co's signature series interior millwork, all mitered joints glued & pinned, with extensive crown on main level
- Wainscoting in formal dining room and other areas as required by plans
- 8" base mould
- C-Bus structured wiring with one 4-port multi purpose jack per room, all wired back to 42" network panel in mechanical room
- GE, Honeywell, Brinks or equal security system
- Control 4 Home Automation System w/ house music system
- Direct vent gas fireplace with granite surround and solid wood custom mantel, full stone fireplace at an option price

Interior Features (continued)

- Ground Fault Interrupt (GFI) circuits throughout home in kitchens, baths & outside
- Recessed can lighting to complement designer lighting in key areas
- Heavy oil rubbed bronze lever style door hardware
- Shaw, Mohawk or equal stain master carpet w/ 8lb. pad in room areas other than main level
- Melamine designed closet systems in all bedrooms, baths, kitchens and storage areas
- Selection of three interior wall colors and two trim colors
- Built In mud room bench/coat rack/storage system
- Great Room built ins by fireplace as dictated by plans

Kitchen Features

- 36" "Show Place" solid box cabinetry, dove tail joints, auto closures with crown mould in a variety of finishes and styles
- Electrolux Icon, Kitchen Aid Architect Series or equal appliances including wall convection oven/microwave, 36" gas cook top, dishwasher, and vented range hood
- In-Sinkerator waste disposal system with flush mounted air switch
- 3 cm granite kitchen countertops
- Recessed can lighting
- Ice maker line
- Moen oil rubbed bronze kitchen faucet with spray kit
- Stone tile backsplash
- Under cabinet lighting

Luxurious Bathroom Appointments

- Master bath jetted tub w/ tile surround
- Granite vanity tops with undermount sinks in all baths
- Moen designer series fixtures
- Framed Mirrors in all baths
- Frameless 7' glass shower door in master
- Framed shower glass doors in other tub/shower arrangements
- Furniture grade vanity w/ matching mirror in powder room
- Kohler elongated water closets
- Stone tile shower walls & floors standard in all baths

Laundry Room Features

- 110 Volt electrical connection for washer
- 220 Volt electrical connection for dryer
- White Therma-Foil wall cabinets w/ granite tops, deep sink, and spray faucet arrangement
- Choice of tile, or matching home hardwoods for this area

Home Warranty Program

- Comprehensive Builder One-Year Warranty
- 10-year Structural Warranty