



# Gibson's Grant STANDARD FEATURES & SPECIFICATIONS

## CONSTRUCTION AND SYSTEMS

- Quality stick-built construction
- 7/16" OSB wood sheathing on exterior walls
- 7/16" OSB roof sheathing with 15 lb. felt paper and 30-year Architectural Shingles
- 3/4" OSB tongue-and-groove subflooring, glued and nailed
- Pre-engineered floor systems for added structural stability and strength
- Flow-Guard Gold® CPVC water supply lines
- Sump pump and pit in storage basement
- Public water and sewer
- Propane Gas—supplied by community gas storage facility.
- Fire Suppression System—per local building code.

## EXTERIOR HOME FEATURES

- HardiePlank® 8.25" fiber-cement Color Plus™ siding
- Maintenance-free vinyl soffit and aluminum rakes and fascia
- Kodiak® front porch decking & stair treads—color—"Chestnut"
- Vinyl porch and stair railings
- Therma Tru® Fiber Classic™ front entry door with clear glass and transom above with designer bronze finish hardware/deadbolt
- Raised panel shutters with decorative "S" hooks
- Conditioned "Storage Basement" accessed from inside the home.
- Brick to grade with buff colored mortar on exposed foundation
- Oversized two-car garage.
- Insulated steel Carriage-style garage doors with LiftMaster® Chain-Drive garage door operator.
- Two exterior hose bibs; a minimum of two exterior waterproof GFI electric outlets; per electrical code
- Bronze lanterns on front of home per plan.
- Landscape package with sodded front, side and rear yard
- 6' pressure-treated pine rear yard Privacy Fence with 6x6 posts and 1 gate.

## INTERIOR FEATURES

- 9' ceilings first floor; 8' ceilings second floor
- Direct-vent gas fireplace with slate surround and formal mantel—Style "A"
- Oak hardwood tongue-and-groove flooring with polyurethane finish in foyer, kitchen/breakfast, and powder room. (Hartley Dining Room)
- Designer wall-to-wall nylon carpet
- Armstrong® wax-free resilient flooring in laundry room
- Colonial Trim Package:
  - Six-panel doors with colonial door casings
  - Lever Door Handles (Satin Nickel or Bronze finish)
  - Oversized 3-1/4" casings - all doors, windows, and openings
  - 5-1/4" baseboards throughout home
  - 2 piece chair rail in dining room, except Ashford
  - 2 piece crown molding in 1st floor foyer, 2nd floor hall, study, great room, kitchen, breakfast area and dining room (most models)
- Ventilated closet and pantry shelving
- Elegant lighting package—choice of Nickel or Bronze finish
- Laundry room, washer and electric dryer hook-ups with exterior vent

## ENERGY EFFICIENT HOUSE FEATURES

- High efficiency SEER 13 Carrier® heating and air-conditioning systems "90%+" gas furnace
- Energy Star™ on-demand Rinnai® tankless - LP Gas - hot water system
- Foundation wall sill sealer to prevent air infiltration
- Exterior house wrap
- R-38 insulation in attic ceilings
- R-19 insulation in all overhang areas
- R-13 insulation in side walls
- R-11 insulation on basement walls
- Ply-Gem® 1700 Series™ Low-E single-hung windows with Tilt-In feature and 1" contoured style integral grills and screens
- Ply-Gem® 5700 Series™ Low-E sliding glass door (per plan)

## KITCHEN FEATURES

- Timberlake® Cabinetry—Fairfield™ oak or maple cabinets with matching crown molding, pull-out shelves and decorative knobs—Gourmet Layout
- Granite kitchen countertops—Level 1
- Blacowave® undermount stainless steel sink
- Recessed ceiling light fixtures—per plan
- Kenmore® Elite™ 36" five burner Gas cooktop: #22-32453 SS
- Kenmore® Select Clean™ self-clean (both Ovens) 30" Double wall oven—#22-48773 SS
- Telescopic downdraft hood — #22-59946
- Kenmore® Ultra Wash™ Dishwasher—Quiet Guard™ #22-13443
- Delta® 4353 kitchen faucet with pull-out spray (chrome)
- Ice-maker rough-in with recessed box and shut-off valve
- Spacious pantry with ventilated shelving

## BATHROOM FEATURES

- Luxurious Owner's Bath with soaking tub and separate shower with seat (per plan) and glass enclosure
- Ceramic Tile in Owner's Bath: 12"x12" Floors, 8"x10" Surrounds,
- Ceramic Tile in Secondary Full Baths: 6"x6"
- Delta® 520 washerless/no-drip faucets—Chrome finish
- Mirrored medicine cabinet in all full baths (per plan)
- Timberlake® - Fairfield™ Oak or maple vanities with cultured marble vanity tops in full baths
- Gerber® - Allerton™ Pedestal sink and commode in powder room
- Exterior vented bathroom exhaust fans
- Recessed ceiling lights over all tubs and showers

## FEATURES THAT PROVE OUR COMMITMENT

- Pre-construction orientation meeting with construction manager
- Initial pre-settlement walk-through orientation
- Final pre-settlement walk-through inspection
- Post-settlement warranty service inspection
- RWC 10-year warranty
- An earned reputation for quality construction since 1951