

## Included Features

### INTERIOR FEATURES

- *Luxury Vinyl Plank Flooring in All Shared Living Spaces & Baths*
- *Premium Carpet with 8lb Carpet Pad in Bedrooms & On Stairs*
- *3 1/4" Baseboards & Drywall Wrapped Windows / Openings Throughout*
- *Textured Ceiling Finish*
- *Sherwin Williams Washable Paint*
- *White Painted Interior Trim & Doors*
- *Satin Nickel or Black Doorknobs and Hardware*
- *Vinyl Coated Wire Shelving in Closets & Pantries*

### KITCHEN FEATURES

- *Gorgeous, 3cm Granite Countertops*
- *Island for Dining, Serving & Food Prep has Underneath Storage & 2-3 Pendent Lights Above (Based on Length of Island)*
- *4-6 Recessed Can Lights (per plan)*
- *Durable Solid Wood Cabinets with Soft Close Doors (Dovetail) & Drawers*
- *Cabinet Hardware (Knobs & Pulls)*
- *MOEN Kitchen Faucet with Sprayer*
- *Stainless, Undermount Kitchen Sink*
- *Heavy Duty 1/2 HP Garbage Disposal*
- *Over Range Microwave, Smooth Top Range, Dishwasher in a Stainless Steel Finish*
- *Waterline for Icemaker*

### BATHROOM FEATURES

- *Luxurious Quartz Countertops*
- *Luxury Vinyl Plank Flooring*
- *Double Vanity with Dual Rectangular Undermount Sinks in Primary Bath*
- *35" Tall Dovetail Vanity Cabinets*
- *Soft Close Cabinetry with Hardware*
- *Full Mirrors Above Vanities*
- *MOEN Bathroom Fixtures*
- *Water Saving, Elongated Commodes*
- *Low Maintenance Fiberglass One Piece Tubs and/or Shower Walls*
- *Pedestal Sink With Mirror in Half Bath*
- *Shower Door in Primary Bath*

## Welcome to Affordable Luxury

### EXTERIOR FEATURES

- *Partial Brick Front Exteriors*
- *Maintenance-Free, High-Quality Vinyl Siding & Soffit*
- *Silver Line High Efficiency Windows with a Limited Lifetime Warranty (Single Hung)*
- *Dimensional Asphalt Shingles with Limited Lifetime Warranty*
- *Fiberglass Front Entry Door with Limited Lifetime Warranty*
- *Exterior Sheeting - OSB Plywood*
- *2 Exterior Waterproof GFI Electrical Duplex Outlets*
- *2 Exterior Frost-Free Water Spigots*
- *Insulated, Raised Panel Garage Doors*
- *Smart Garage Door Opener with 2 Remotes & Keypad Entry*
- *Coach Lighting Package*
- *Smart Home Keypad with Deadbolt & Doorbell Camera on Front Door Powered by Alarm.com*
- *12' x 10' Rear Exterior Concrete Patio with Steps from House*
- *Grass Seed & Straw Landscaping Package*
- *Mulched Lawn Bed with Shrubs of Builder's Choice*
- *Mailbox with House Number*

### STRUCTURAL FEATURES

- *2" X 4" Exterior Framed Walls*
- *7/16" OSB Exterior Wall Sheathing*
- *3/4" Tongue & Groove OSB Subfloor - Screwed, Glued & Nailed*
- *Double Top Plate / Double Framing on All Doors*
- *All Walls Framed 16" on Center*
- *Solid Concrete Foundation Walls 8' Tall and Reinforced with Steel*
- *3500 PSI Concrete or Better*
- *10 Year Transferable Waterproofing Warranty with Spray Membrane & 1" Water Barrier*
- *Gravel Backfill Interior & Exterior for Proper Drainage*
- *Perimeter Drain Tile System on Interior & Exterior of Footers (Basement Only)*
- *2 Welled Windows*
- *Sump Pump System Provided (Basements Only) or Natural/Gravity Drain if Site Permits*



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**7791 JOAN DRIVE  
WEST CHESTER, OH 45069**

# TODD Homes llc

## Included Features

### PLUMBING

- 80 Gallon Electric Water Heater
- MOEN Plumbing Fixtures with a Limited Lifetime Warranty
- Utility Hook-Ups for Washer & Dryer (Vented to Outside)
- Waterline for Icemaker (Kitchen)

### ELECTRICAL

- 200-AMP Square D Electrical Service
- Overhead Lighting in All Bedrooms
- 2 Ceiling Fans - You Choose Locations
- Ceiling Fan Rough-In in All Bedrooms
- Cable & Outlet Location in Great Room & Bedrooms
- Designer Lighting Package (Varies Per Plan)
- Smoke & Carbon Monoxide Detectors (Hard Wired)
- Bathroom Exhaust Fans Throughout
- Pendent Lights Above Kitchen Island
- 6 Recessed Can Lights in Kitchen

Welcome to Affordable Luxury

Compare Our Included Features When Selecting a Builder

### ENERGY EFFICIENCY

- 96% Efficiency & Up to 16 Seer A/C Unit
- R-13 Fiberglass Insulation
- R-50 Ceiling Insulation
- R-11 - R-30 Basement Insulation
- Exterior Ventilation System (Vented Soffits / Roof Ridge Vent)
- Return Air Vents in All Rooms for Proper Ventilation
- Cold Air Returns in All Bedrooms for a Balanced System
- Energy Saving, Smart Home Honeywell Programmable Thermostat
- Tyvek Air / Weather Inhibiting Wrap System
- Low-E Double Paned Windows
- Special Interior Air Infiltration Package
- Full HVAC Trunk Line for a Balanced System
- Silver Line Windows - ENERGY STAR Certified

### PEACE OF MIND

- Comprehensive Builder Warranty
- 10 Year Warranty on Waterproofing
- 2 Year Distribution System Warranty
- 1 Year Craftsmanship Warranty
- Lifetime Warranty on Shingles
- Limited Lifetime Warranty on Windows
- Lifetime Warranty on MOEN Fixtures
- New Appliances with Warranty as Per Manufacturer (Buyer Must Read, Complete & Send in Required Warranty Paperwork)



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