



Garman
BUILDERS



INCLUDED FEATURES

Wynfield at Millersville

INTRODUCTION

The following pages will be your introduction to the Included Features in your Garman Builders home. We encourage you to visit our online design studio to learn more about the options available in your home.

Scan the QR code below to learn more!



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Disclaimer: On-screen and printed colors may vary from actual materials. Photos shown include some optional features or upgrades. All products are subject to manufacturer availability. Some selections, products, materials, color and finishes may not be available for every community and floorplan. All specifications are subject to change without notice. Some restrictions may apply. Please see your Community Sales Agent or Design Team Member for more details.

NEIGHBORHOOD FEATURES

University Amenities, Quality Finishes, & Convenience

If you are seeking excitement, social connection, and fun - Wynfield at Millersville is the place for you!

Located just minutes from the Millersville University Campus, Wynfield residents have the opportunity to be a part of the Millersville University Resident Affiliate Program!

At Wynfield at Millersville, get a low-maintenance lifestyle with a homeowners' association to take care of exterior maintenance, lawn care, and snow removal.

HOA Regulations: Fencing enclosures are not permitted in order to allow for common area mowing; however a separation fence is permitted. Swimming pools are not permitted; however, one hot tub may be permitted on the back deck or patio.

ABOUT THE AREA



Wynfield at Millersville is close to everything you need! For a full listing, scan here.

Entertainment | Healthcare | Shopping



Slanted Curbing



Community Shade Trees



Public Water



Natural Gas Included

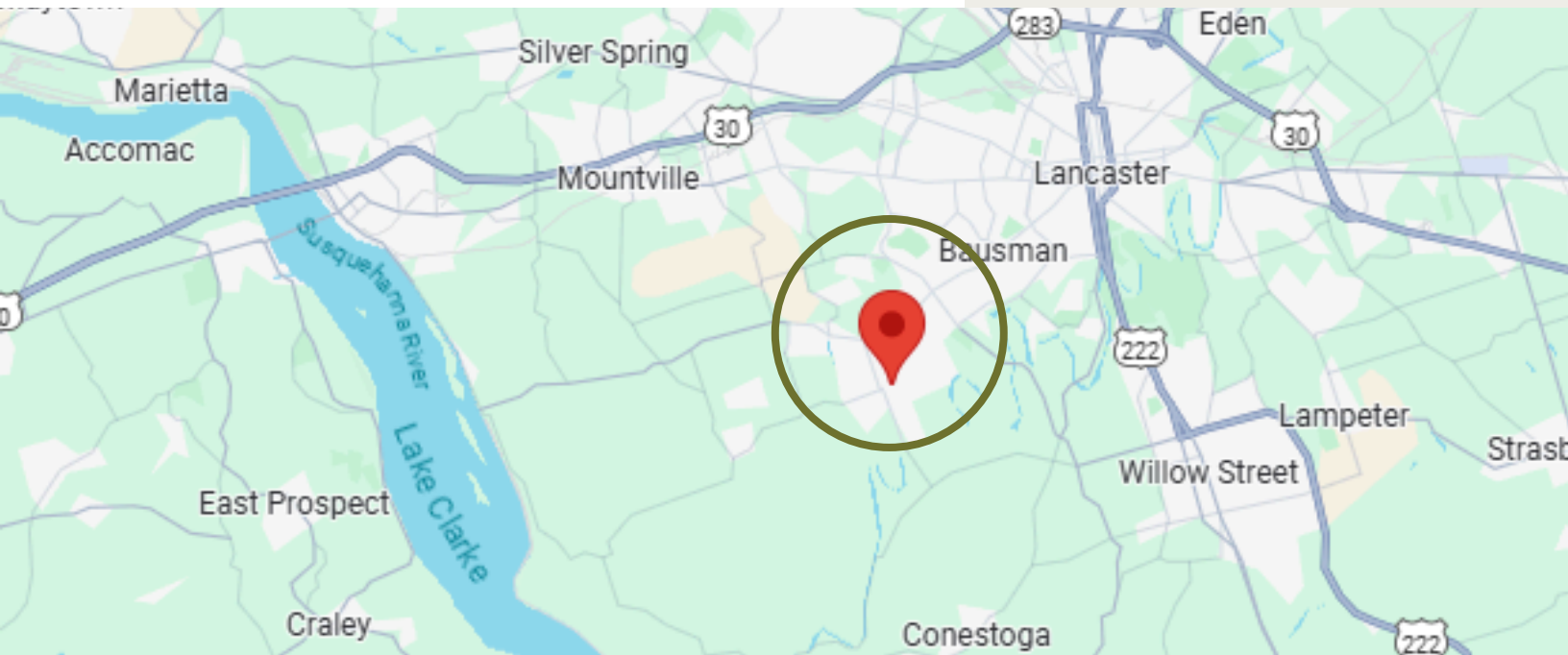
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Distinct Floor Plans

\$

\$175 / month HOA Fee

Enjoy vibrant small-town living with picturesque farmland nearby!



AFFILIATE PROGRAM



As a resident of Wynfield you will be considered a part of the Affiliate Resident of Millersville University.

This status will grant you access to many of the same services available to students of Millersville.

UNIVERSITY AMENITIES

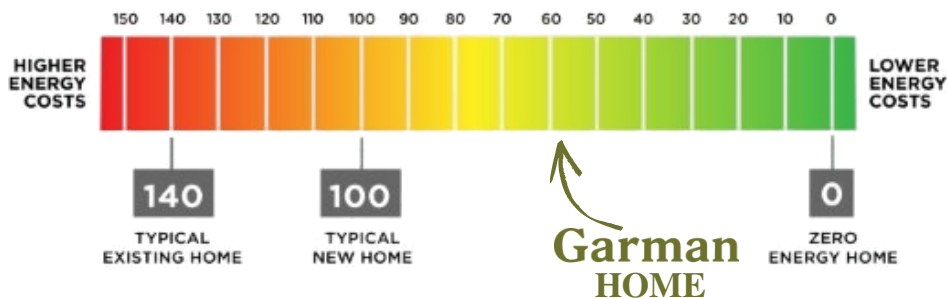
- Pucillo Pool
- Campus Shuttle
- Student Memorial Fitness Center
- Francine G. McNairy Library & Learning Forum
- Marauder Gold / Declining Balance Dining Plan
- Free Athletic Events



BUILDING SCIENCE & EFFICIENCY

Our Homes are Built on Innovation and Energy Efficiency.

Garman Builders builds a better home with innovative thinking, techniques, and products. Our plans are meticulously designed with a 'built the way you live' mentality.



37%
more efficient

Garman homes averages 64 on the HERS scale, making them **37% more efficient than the average home built today.**

33%
more air-tight

Garman's total air leakage score is **33% better than the industry code.**

10%
better insulated

Our homes feature the Super Seal Air Infiltration Package, delivering **10% higher overall performance compared to standard wall construction.**



BETTER INSULATION

Our continuous insulation outperforms conventional insulation methods, increasing efficiency and longevity.

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Built for the way you live.



STRONGER FOUNDATION

Our homes are built with revolutionary, precision pre-cast foundations using The Superior Wall System to provide insulation and easy expansion capabilities.

BUILDING STRUCTURE

Continuous Foam
Insulation Installed over
7/16-inch OSB
Sheathing

2x4 Wall
Framing

Roof System with
Engineered Trusses

2x10 Floor
Joists



Superior Walls®
Concrete Wall Panels

Primary Floor Full-
integrated Wax Coated
Subflooring

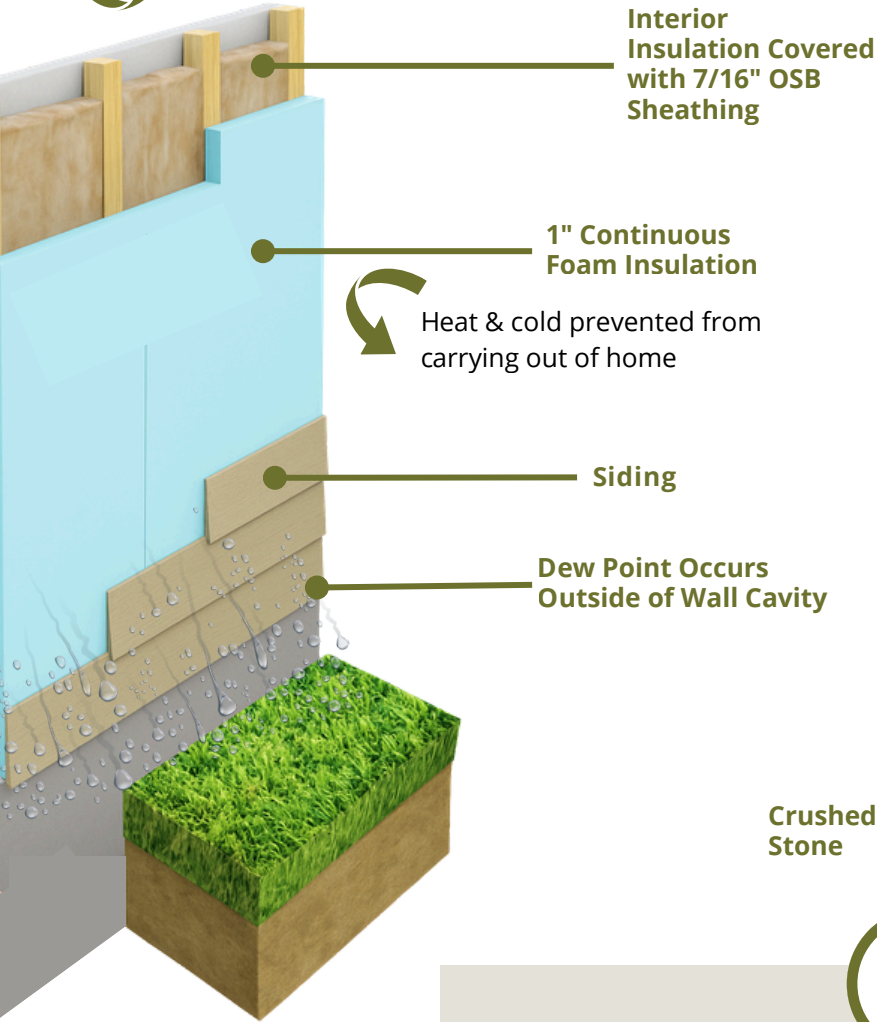
Primary Floor "Bridging"
between Floor Joists

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BUILDING STRUCTURE

Conditioned air stays inside structure



EXTERIOR WALL INSULATION

Every Garman home is externally wrapped in a continuous insulated sheathing panel.

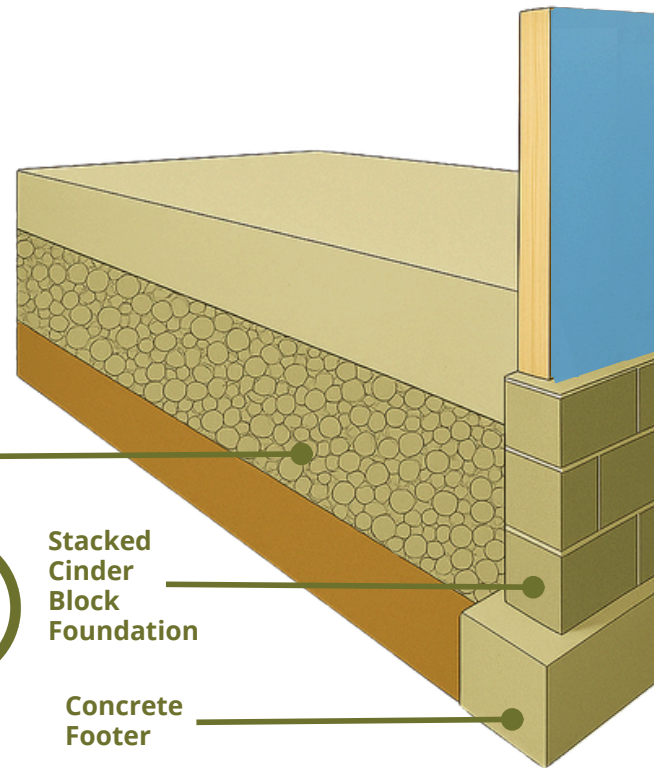
This not only provides energy efficiency but also allows for insulation across wall 2x4s.

Crushed Stone



SLAB FOUNDATION

Reinforced concrete footing and pre-cast block walls carry the structural load. Followed by a crushed-stone layer, rigid foam insulation, and 4-inch concrete slab to manage moisture and thermal flow.



INCLUDED EXTERIOR FEATURES

Tamko® Dimensional Shingles with Limited Lifetime Warranty.

Optional, metal roofing.

Aluminum fascia

United Window & Door single hung, vinyl windows with Limited Lifetime Warranty.

Royal® Building Products vinyl siding is included on your home along with vinyl board and batten or portsmouth shake, dependent on plan.

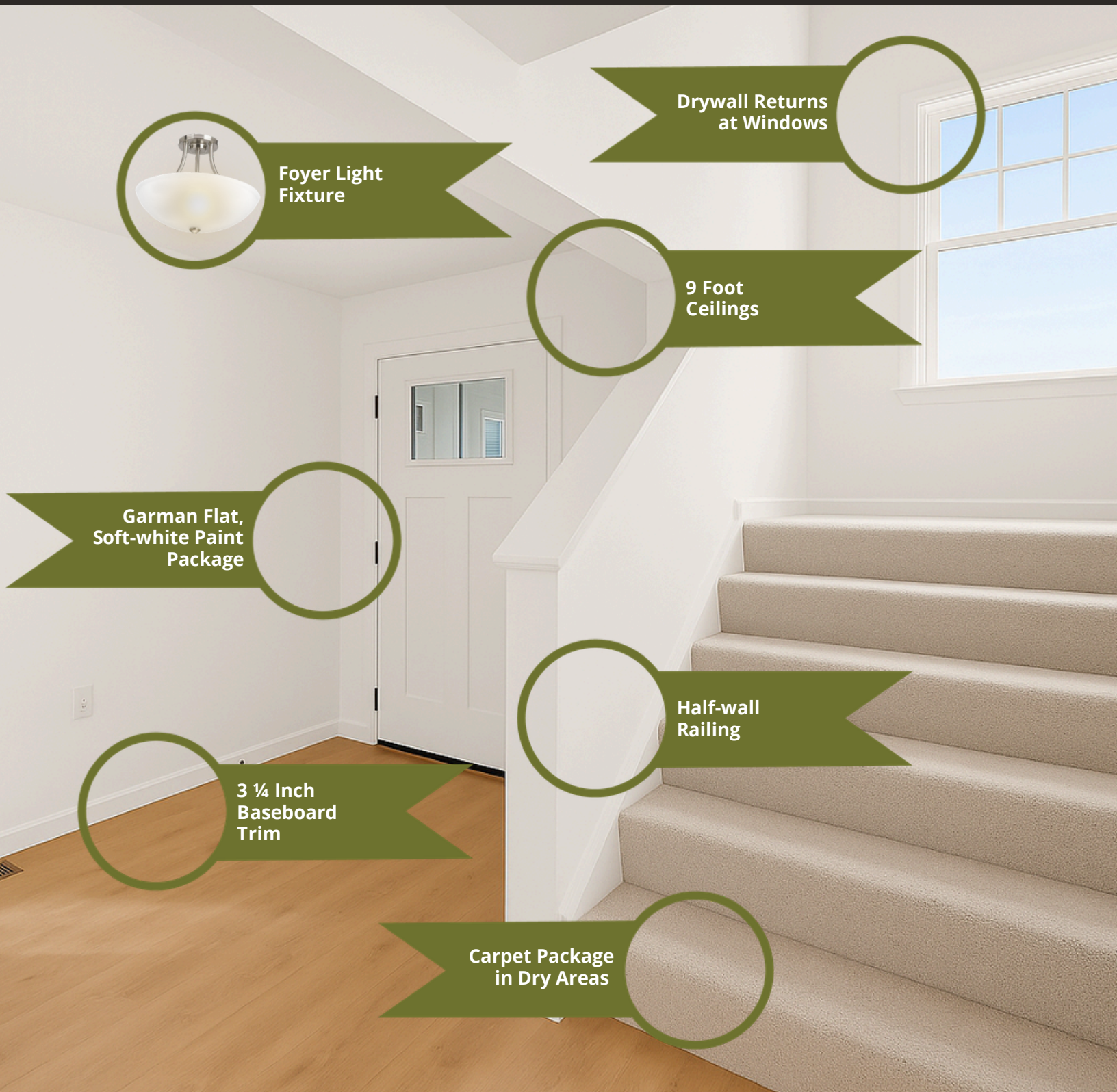
Aluminum window wrap, per elevation.

Fiberglass front door (optional door pictured).

Cultured stone, per elevation.

CHI® insulated garage door with LiftMaster® electric garage door opener including push button and remote control.

INCLUDED ENTRY FEATURES



**Foyer Light
Fixture**



**Drywall Returns
at Windows**



**9 Foot
Ceilings**



**Garman Flat,
Soft-white Paint
Package**



**3 1/4 Inch
Baseboard
Trim**



**Half-wall
Railing**



**Carpet Package
in Dry Areas**

*Please note image includes optional features.

INCLUDED KITCHEN FEATURES



*Cabinetry from Woodmont Cabinetry along with granite countertops, hardware included.

*Please note image includes optional features.

INCLUDED BATH FEATURES



Interior Six
Panel Doors

Plate Glass
Mirror

Fiberglass Tub /
Shower Combo

Delta®
Plumbing
Fixtures

Cultured
Marble
Countertops

INCLUDED ELECTRICAL



Half
Bath

SMOKE DETECTORS
Combination carbon monoxide/smoke detectors are hardwired throughout the home, per code.



Interior
Recessed



Primary
Bath



Dining
Room

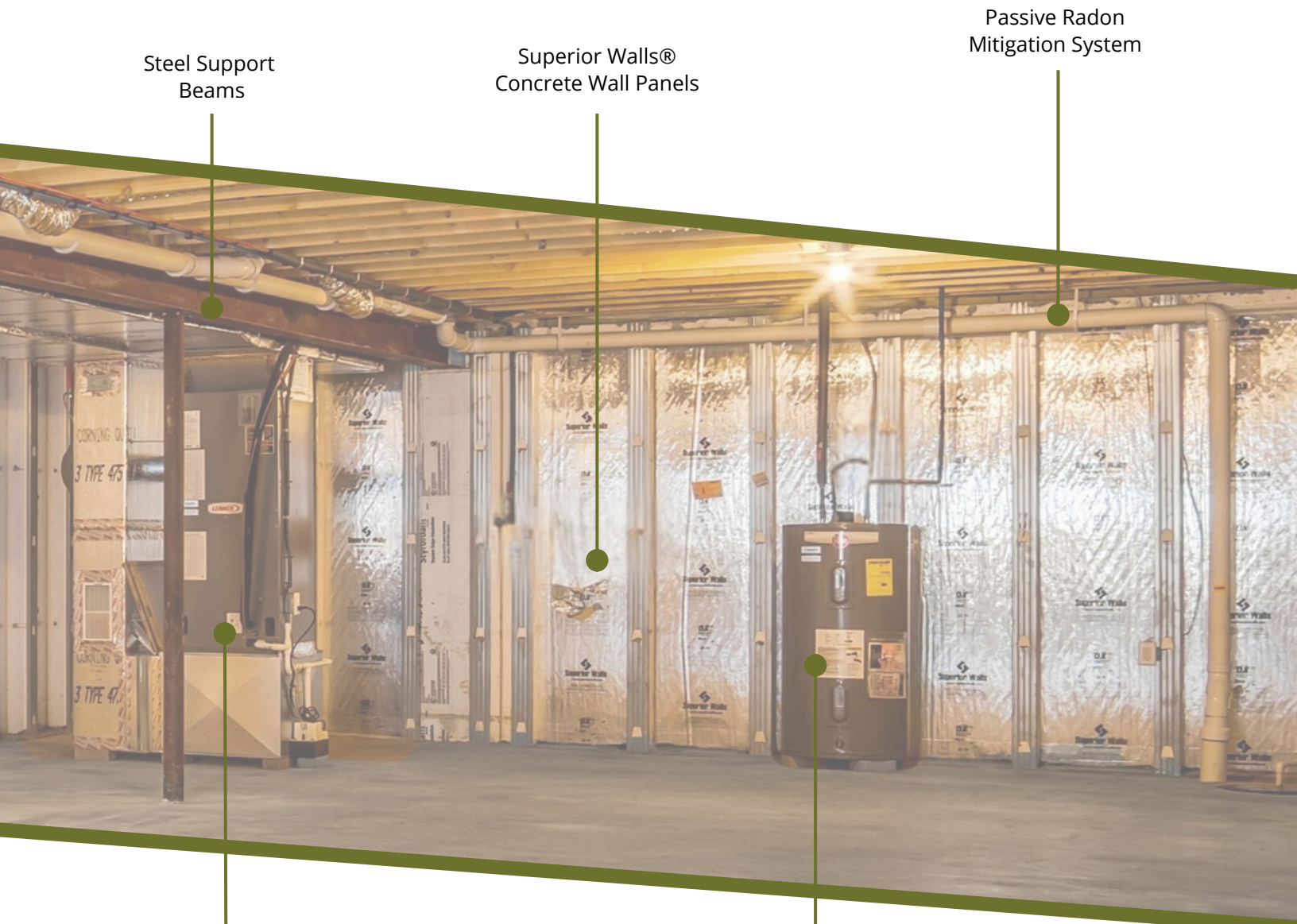


Exterior



- Exhaust fans in every bathroom
- 4 recessed can lights in kitchen
- 3 recessed lights over kitchen island (per plan)
- 1 flush-mount light at front door
- Exterior lights at garage (per plan)
- Progress® light fixtures
- 3 phone or cable jacks
- GFI-protected over the counter outlets

INCLUDED HVAC & PLUMBING



Steel Support Beams

Superior Walls® Concrete Wall Panels

Passive Radon Mitigation System

Lennox® 95% Efficiency Gas Furnace & Air Handler, included.

50-gallon Water Heater

INCLUDED HVAC & PLUMBING



**Bath
Faucet**



Thermostat



**Powder
Bath Sink**



**Kitchen
Faucet**



Toilets



- Frost-free exterior house bibb
- Round front toilets
- 50 gallon electric water heater
- Programmable thermostat
- Efficient MERV 8 air filters
- Passive radon mitigation system

ONLINE DESIGN STUDIO

My Dream Home: My Dream Home: My Dream Home



WELCOME TO THE GARMAN BUILDERS ONLINE DESIGN STUDIO!

Making all of the choices of your new home is exciting but can also be an overwhelming task.

To help prepare you for your Design Selections Appointment, scan the below QR code.

You can browse inspirational photos, view our online catalog, add your favorite items(s) to your Wish List and collect product ideas!



- Browse design features for all areas of the home
- Explore your home's Included Features in the design library
- Selections will be automatically shared with your design expert

GET STARTED!



VISUALIZER TOOL

FLOOR PLANS MY PROJECTS SAVE SHARE FEEDBACK HELP



Design Your Home with Garman's New Visualizer!

GET STARTED!



With our new visualizer platform, view exterior options for our most popular models, try out elevation, save your project, and even send to family and friends!



- Try out various floor plans & elevations
- Explore different color and material palettes
- Save and share your projects
- Create a account for easy access to your designs



GET AN **EDGE** WITH GARMAN

At Garman Builders, we set the standard in home construction — combining over 50 years of expertise with innovative building science to deliver better-built, more efficient homes.



EFFICIENCY

Garman homes are HERS tested and proven to be 37% more energy-efficient than today's average home.



DESIGN

By using cutting-edge building science and design, we deliver high-performance homes built for lasting value.



GUARANTEE

We guarantee your settlement date—on time, every time. If we're late, we'll pay you \$150 for every day of delay.



EXCELLENCE

From the ground up, we deliver quality craftsmanship resulting in a home you'll be proud to call your own.





**BUILDING HOMES, COMMUNITIES,
AND CONNECTIONS THAT
POSITIVELY IMPACT THE
LIVES OF OTHERS**



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