

FEATURES BY COMMUNITY

Chapel Bend



OVERHEAD AT PORCHES:

- SMOOTH CEMENT BOARD WITH BATTEN ON SEAMS
- HARDIE TRIM AT BORDERS WHERE CEILING MEETS BEAM WRAP AND WALL

FASCIA & SOFFIT:

- FIBER CEMENTITIOUS BOARD

VEENERS:

- BRICK, STUCCO, NATURAL STONE, WOODGRAIN CEMENTITIOUS LAP SIDING, SMOOTH BOARD & BATTEN, WOODGRAIN OR SMOOTH SHAKER PANEL
- 25% BRICK, STONE OR STUCCO

SHUTTERS:

- FIXED WOOD (PAINTED) - BOARD AND BATTEN OR Z BRACE

DOORS:

- 3/4 GLASS, 4 LITE - MOHAGANY FRONT DOOR (PAINTED OR STAINED DOOR WITH PAINTED INTERIOR AND EXTERIOR CASING)
- FULL GLASS, 1 LITE - FIBERGLASS DOOR AT REAR WITH EXTERIOR PAINT GRADE BRICK MOULD (PAINTED)
- SOLID - FIBERGLASS DOOR AT GARAGE (PAINTED)
- GARAGE DOORS - HILLCREST COLLECTION (RECESSED PANEL WITH 2 AUTOMATIC OPENERS)

DOOR HARDWARE:

- FRONT DOOR HANDLE SET
- INTERIOR KNOBS
- THRESHOLD: BRONZE

CLIMATE CONTROL: ENERGY STAR

- CENTRAL AC AND HEATING WITH PROGRAMMABLE THERMOSTAT
- R-8 HVAC DUCTWORK
- R-10 ATTIC ACCESS (ONLY WHEN IN CONDITIONED AREA)
- KITCHEN HOODVENT, UTILITY ROOM DRYER VENT, AND EXHAUST FANS FOR BATHROOMS ALL VENT TO THE OUTSIDE OF THE HOME
- FRESH AIR INTAKE WITH 8"X8" GRILLE ON PORCH CEILING (MATCH CEILING COLOR)

COMMUNITY MAILBOX & ADDRESS PLAQUE

LANDSCAPING:

- LANDSCAPE PACKAGE (MINIMUM OF 2 TREES PER LOT, PLANTED IF NOT EXISTING (6' TALL)
- SODDED FRONT YARD - ST. AUGUSTINE

INSULATION:

- R-15 BLOWN-IN BLANKET IN WALLS
- R-38 BLOWN-IN IN CEILINGS & UNDERNEATH CATWALKS
- R-38 Batts (SLOPED CEILINGS)

SHOWER:

- RECESSED CUSTOM TILE SHOWER WITH BENCH SEAT
- 12" X 12" OR 24" X 12" NICHE
- 80" DOOR - FRAMELESS GLASS

SINKS:

- DEEP UNDERMOUNT EQUAL BOWL - KITCHEN
- UNDERMOUNT PORCELAIN - BATHROOM

FAUCETS:

- SINGLE HANDLE PULL-DOWN IN THE KITCHEN
- 8" WIDESPREAD - BATHROOM

ELONGATED TOILETS, FRAMED MIRRORS AND TOILET PAPER HOLDERS IN EACH BATHROOM

GARBAGE DISPOSAL ("AIR SWITCH" PUSH BUTTON IN COUNTERTOP)

9.5 GPM TANKLESS WATER HEATER(S)

UTILITIES:

- GAS-HOT WATER, STOVE, HVAC

PAINT:

- CASHMERE FLAT FOR WALLS & CEILINGS
- SEMI-GLOSS FOR TRIM, CABINETS, PAINTED BEAMS & IN ALL CLOSETS
- INTERIOR DECORATIVE STAIN-GRADE WOOD - CLEAR SEAL

FIREPLACE:

- VENTLESS GAS FIREPLACE WITH WOOD MANTLE AND TILE SURROUND

COUNTERTOPS

- SLAB COUNTERTOPS IN KITCHEN & BATHROOMS
- FLAT BAR SUPPORTS - ALL SLAB OVERHANGS DEEPER THAN 12" WITHOUT CORBELS

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CABINETS:

- CUSTOM (PAINT GRADE) CABINETRY WITH HARDWARE (EXCLUDING ACCESS PANELS AT HOODVENTS & GARDEN TUBS)
- ISLAND FIN WALLS OR STEEL SUPPORTS (NO CORBELS)
- ISLAND LEGS (IF APPLICABLE)
- CABINET PANELS AT ALL OVERHANG LOCATIONS
- CABINETS TO CEILING IN MAIN AREA
- CABINET AND ROD COMBO ABOVE WASHER AND DRYER
- WOOD WRAP REFRIGERATOR
- SOFT CLOSE DOORS @ ALL CABINETS
- CUSTOM WOOD HOODVENT, POT DRAWERS, TRASH PULL, SIDE PANELS AT EXPOSED AREAS
- OTHER ADDITIONAL CABINET FEATURES (IF APPLICABLE)

INTERIOR TRIM:

- BASEBOARDS - CLASSIC 7-1/4" WITH 3/4 ROUND
- CASINGS - CLASSIC 3-1/4" AND STOOL AND APRON ON ALL WINDOWS
- DOORS - HOLLOW CORE SMOOTH MASONITE, STYLE AS PER SELECTIONS & FRONT DOOR WITH PAINT GRADE INTERIOR CASING (PAINTED TO MATCH TRIM COLOR)

FLOORING:

- TILE IN ALL WET AREAS, AS PER PLAN, 1 GROUT COLOR
- LIVING, FOYER, DINING, STUDY, MASTER BEDROOM, KITCHEN, PANTRY AND HALLS AS PER WEB PDF
- CARPET - BEDROOMS AND CLOSETS

OUTLETS:

- RAISED CABLE AND ELECTRICAL OUTLET AT THE REAR/SIDE PORCH
- REFRIGERATOR OUTLET IN LAUNDRY (IF APPLICABLE)
- USB OUTLET IN KITCHEN BACKSPLASH AND MASTER BEDROOM

BACKSPLASH:

- TUB SURROUND - COUNTERTOP DECK FOR DROP INS
- KITCHEN - TILE BACKSPLASH WITH FINISHED EDGE TRIM (METAL OR COORDINATING TILE EDGE)
- BATHROOM VANITY - 4" CORRESPONDING COUNTERTOP BACKSPLASH IN BATHROOMS

LIGHTING:

- FIXTURES: PENDANTS AT THE ISLAND, HANGING FIXTURE AT THE FOYER & DINING
- VANITY LIGHTS ABOVE SINKS OR WALL SCONCE LIGHTS ON EACH SIDE OF MIRRORS
- GENERAL LIGHTING: RECESSED LED LIGHTING IN KITCHEN, LIVING, UTILITY, BATHS, PORCHES, AND HALLS (WALL SCONCES WHERE REQ'D)
- HVL, VL IN BATHROOMS
- FANS: IN LIVING ROOM, ALL BEDROOMS, STUDY, & REAR PORCH (LIGHT KITS ONLY IN BEDROOMS & STUDY)
- ADDITIONAL LIGHTING: WALL MOUNT OR HANGING LIGHTS AT FRONT ELEVATION PER PLAN, LED WRAP LIGHTS IN GARAGE, FLUSH MOUNT DISK LIGHTS IN WALK IN CLOSETS, UNDERCABINET LIGHTING IN KITCHEN, EXTERIOR MOTION FLOODLIGHTS (1 AT GARAGE, 2 AT REAR)

APPLIANCES:

- 36" GAS COOKTOP
- 30" WALL OVEN
- CUSTOM HOODVENT LINER AND BLOWER
- MICROWAVE WITH TRIM KIT
- DISHWASHER WITH HIDDEN CONTROL

FINAL SURVEY