

## GREATLAND'S DIAMOND STANDARD FEATURES

### THE MEADOWS AT BIRCH POND

#### DESIGN CONSIDERATIONS:

- COPYRIGHTED STOCK PLANS ENGINEERED PER BUILDING/ENERGY CODES
- HOMES ORIENTED TO OPTIMIZE VIEWS AND USES AS ALLOWED PER GRADING PLANS
- WINDOWS AND DOORS FENESTRATED TO OPTIMIZE NATURAL LIGHT AND VIEWS
- BUILDER ASSISTED COLOR AND STYLE SELECTIONS, OR SELECT ONE OF OUR THEMES
- ARCHITECTURAL GUIDELINES AND COVENANTS PER CITY AND DEVELOPMENT PLAN

#### LOT CONSIDERATIONS:

- SOD AND TREES INCLUDED PER MINIMUM CITY AND DEVELOPMENT PLAN GUIDELINES
- CITY SEWER AND WATER, UNDERGROUND NATURAL GAS/ELECTRIC AND CABLE
- PRIVATE ROAD AND CURBS MAINTAINED BY THE ASSOCIATION
- SIDEWALKS AND/OR WALK PATHS PER CITY AND DEVELOPMENT PLAN

#### STYLE CONSIDERATIONS:

- KNOCKED DOWN AND SITE PAINTED OFF-WHITE CEILINGS
- CONCRETE FRONT ENTRY STOOP PER PLAN
- COLOR COORDINATED AND PROFESSIONALLY STYLED FRONT ELEVATIONS PER PLAN
- TWO INTERIOR WALL COLOR CHOICES WITH FLAT PAINT GRADE
- ARCHITECTURALLY LOCATED LIGHTS AT FRONT ELEVATIONS PER PLAN
- STANDARD CONCRETE ENTRANCE WALKWAYS, 4' WIDE MINIMUM
- 2 CAR GARAGE WITH 8' TALL STEEL INSULATED PANEL GARAGE DOORS, 1 OPENER, 1 KEYPAD
- HEAT N GLO SL7 GAS FIREPLACE WITH SWITCH AND BLACK FOLIO FRONT, SURROUND TBD
- MI VINYL WINDOWS AND SLIDING PATIO DOOR PER PLAN
- STEEL INSULATED ENTRY DOORS WITH SIDELITES, ACCENT PAINTED PER PLAN
- UPGRADED "NO" MAINTENANCE VINYL SIDING AT SIDES AND REAR ELEVATIONS
- LP "SMART SIDE" ACCENT PAINTED SIDING AND TRIM AT FRONT ELEVATIONS
- FULL GARAGE WIDTH ASPHALT DRIVEWAY
- FIBERGLASS 30 YEAR ARCHITECTURAL GRADE

#### FOUNDATION CONSIDERATIONS:

- MASONRY CMU FROST WALLS, REINFORCED AND ENGINEERED PER CODE
- CONCRETE FOOTINGS 7 CURBS, REINFORCED AND ENGINEERED PER CODE
- RADON PASSIVE EXHAUST SYSTEM BELOW SLAB AND VENTED FROM SUMP BASKET PER CODE
- RADON ROCK AND POLY SYSTEM WITH SEALED PLATES/PENETRATIONS PER CODE
- FIFTEEN (15) YEAR FOUNDATION INSULATION/WATERPROOFING SYSTEM WARRANTY

#### STRUCTURAL CONSIDERATIONS:

- ENGINEERED ROOF TRUSSES FEATURE A 12" MINIMUM ENERGY HEEL
- ALL EXTERIOR HEADERS ARE ENGINEERED PER PLAN AND CODE

- ALL STRUCTURAL INTERIOR HEADERS ARE ENGINEERED PER PLAN AND CODE
- ENGINEERED FLOOR TRUSSES ALL FLOORS WITH MECHANICAL CHASES AS REQUIRED
- ALL EXTERIOR GARAGE WALLS ARE 2 X 6 AND INSULATED
- STRUCTURAL MULLS AT ALL SIDELITE AND FIXED PANEL SPREAD MULLS

**MECHANICAL CONSIDERATIONS:**

- SEALED COMBUSTION 92% MINIMUM EFFICIENT NATURAL GAS FURNACE
- SEALED AND MANUALLY ZONED FURNACE & DUCTING SYSTEM
- CENTRAL AIR SYSTEM WITH MINIMUM 13 SEER EFFICIENCY
- MECHANICAL AIR EXCHANGE SEALED SYSTEM
- 200 AMP ELECTRICAL SERVICE IN GARAGE
- GAS LINES TO FURNACE & FIREPLACE
- GAS OR ELECTRIC SERVICE TO WATER HEATER, COOKTOP/RANGE AND CLOTHES DRYER
- 40 GALLON POWER VENTED GAS OR 50 GALLON ELECTRIC WATER HEATER
- COOKTOP/RANGE HOOD VENTED TO THE EXTERIOR
- WASHER PANIC PAN DRAIN SYSTEMS FOR LAUNDRY ROOMS
- WASHER HOSE BOX IF POSSIBLE IN LAUNDRY AND ICEMAKER CONNECTION FOR FRIDGE
- WATER SOFTENER LOOP FOR FUTURE WATER SOFTENER
- TWO OUTSIDE HOSE BIBBS
- SMOKE DETECTORS & CARBON MONOXIDE DETECTORS PER CODE
- QUIET LOW SONE BATH FANS OR BATH FAN/LIGHT COMBINATIONS PER PLAN

**KITCHEN CONSIDERATIONS:**

- STAINLESS STEEL UNDERMOUNT SINK WITH 3 STYLE CHOICES
- SINGLE LEVER BRUSHED NICKEL OR STAINLESS PULL-OUT SPRAYER STYLE FAUCET
- COUNTERTOP MOUNTED DISHWASHER VENT TO CODE
- QUIETER 1/3 HORSEPOWER GARBAGE DISPOSAL WITH AIR SWITCHES PER PLAN
- SOFT CLOSE CABINET DOORS AND DRAWERS WITH BASE PER PLAN
- DUAL 35 QUART BIN WASTE BASKET PULL-OUT BASE CABINET
- CABINETS ARE NORTHPOINT WITH 2 STYLES & 5 COLOR CHOICES
- DRAWERS ARE WOOD DOVETAILED FULL EXTENSION WITH TWO DRAWER STACKS INCLUDED
- UPGRADED STAINLESS STEEL APPLIANCES PROVIDED BY WARNERS' STELLIAN
- APPLIANCES INCLUDE RANGE/OVEN, MICROWAVE, HOOD FAN, FRIDGE AND DISHWASHER PER PLAN
- LEVEL 3 GRANITE TOP WITH TILED BACKSPLASH LAYED TO BOTTOMS OF WALL CABINETS
- PENDANT STYLE LIGHT FIXTURES ABOVE ISLAND ON A SEPARATE SWITCH PER PLAN
- RECESSED DOWNLIGHTS ON SEPARATE SWITCHES PER PLAN

**OWNER'S BATH AND POWDER BATH CONSIDERATIONS:**

- GRANITE REMNANT LEVEL TOP WITH MATCHING BACK SPLASH
- WHITE UNDERMOUNT OVAL SINKS
- CHROME SINGLE LEVER DELTA FAUCETS AT SINKS

- CHROME SINGLE LEVER DELTA SHOWER FAUCET IN OWNER'S BATH
- CHROME DOUBLE LEVER DELTA FAUCET AND TRIM AT OWNER'S SOAKING TUB PER PLAN
- WHITE STERLING COMFORT LEVEL TOILETS
- WHITE FREE STANDING SOAKING TUB IN OWNER'S BATH
- CERAMIC TILE BASE & SHOWER WALLS WITH GLASS DOORS IN OWNER'S BATH
- PICTURE FRAMED & COLOR COORDINATED MIRRORS AT EACH SINK
- CHROME OR BRUSHED NICKEL TOWEL BARS AND/OR TOWEL RINGS AND/OR HOOKS
- CHROME OR BRUSHED NICKEL MOUNTED TOILET PAPER HOLDER IN OWNER'S BATH
- CHROME OR BRUSHED NICKEL PEDASTAL STYLE TOILET PAPER HOLDER IN POWDER BATH
- TALLER VANITY CABINETS WITH 36" COUNTERTOP HEIGHT IN OWNER'S BATH
- DRAWER STACKS PER PLAN WITH VANITY CABINETS IN OWNER'S BATH
- UNIVERSAL HEIGHT VANITY CABINET IN POWDER BATH WITH DRAWERS PER PLAN

**OTHER BATH AND LAUNDRY ROOM CONSIDERATIONS:**

- GRANITE REMNANT LEVEL TOPS WITH MATCHING BACK SPLASH & UNDERMOUNT SINKS
- WHITE OVAL SINKS WITH CHROME SINGLE LEVER DELTA FAUCETS IN BATHS
- STERLING WHITE TOILETS IN BATHROOMS
- WHITE FIBERGLASS TUB/SHOWER SURROUND IN BATH 2
- CHROME SINGLE LEVER DELTA TUB/SHOWER FAUCETS IN BATHS
- PICTURE FRAMED AND COLOR-CODED MIRRORS AT EACH BATHROOM SINK
- GRANITE REMNANT LEVEL TOP WITH CABINET SINK BASE IN LAUNDRY
- STAINLESS STEEL UNDERMOUNT SINK IN LAUNDRY
- TALLER VANITY CABINETS WITH 36" COUNTERTOP HEIGHT IN BATH 2
- 1 SINK BASE CABINET WITH NO DRAWERS & ONE UPPER CABINET IN LAUNDRY

**INTERIOR TRIM AND FINISH CONSIDERATIONS:**

- COMMERCIAL GRADE LAMINATE FLOORING AT FOYER, DINING & KITCHEN, OR PER PLAN
- LUXURY VINYL TILE "LVT" FLOORS AT BATHS & LAUNDRY
- HALF WALLS WITH WOOD CAP AT STAIR AREAS
- PREMIUM 8LB CARPET PAD AT ALL CARPETED AREAS
- DESIGNER CARPET AT ALL OTHER FLOORS NOTED ABOVE
- ALL TRIM & DOORS ARE CUSTOM FINISHED ON SITE WITH AN OFF-WHITE ENAMEL PAINT
- WINDOW & DOOR CASING IS 2-3/4" IN AN EASED BUT SQUARE PROFILE
- WINDOW & DOOR JAMBS ARE TRIMMED WITH A MATCHING STOP MOULDING
- BASEBOARD TRIM IS 4-1/4" IN AN EASED BUT SQUARE PROFILE, BASE SHOE AS REQUIRED
- DOORS ARE 2 PANEL HOLLOW CORE IN A SQUARE EDGE FLAT PANEL STYLE
- CABINETS ARE PREMIUM FACTORY FINISHED WITH 5 COLOR AND STYLE CHOICES
- MAIN FLOOR LEVELS BOAST 9' CEILINGS WITH 8' CEILINGS AT OTHER LEVELS
- CLOSET ROD/SHELVING IS EASY GLIDE WHITE PREMIUM WIRE WRAPPED STYLE
- CABINET HARDWARE SELECTION INCLUDED FOR ALL OPERABLE DOORS AND DRAWERS
- SCHLAGE HARDWARE INCLUDED FOR ALL DOORS WITH 3 COLOR & STYLE CHOICES
- DOOR STOPS AND HINGES WITH 3 COLOR & STYLE CHOICES

**LIGHTING AND LOW VOLTAGE CONSIDERATIONS:**

- LIGHTING FIXTURES ARE PRE-SELECTED IN THEMES TO MATCH YOUR COLOR SELECTIONS OR MAKE YOUR OWN SELECTIONS AT SOUTHERN LIGHTS PER YOUR ALLOWANCE
- LED BULBS AT ALL RECESSED AND FIXTURE LOCATIONS PER PLAN
- ALL BEDROOMS HAVE SWITCHED OVERHEAD LIGHT FIXTURES
- OWNER'S BEDROOM INCLUDES A DUAL SWITCHED CEILING FAN WITH A LIGHT KIT
- AN ELECTRICAL WALK THROUGH IS INCLUDED BEFORE THE ROUGH-IN
- FAMILY ROOMS AND GREAT ROOMS INCLUDE SWITCHED OUTLETS
- FAMILY LOUNGES IF INCLUDED PER PLAN INCLUDE A CEILING FAN WITH A LIGHT KIT
- BATHROOMS INCLUDE ONE WALL MOUNTED LIGHT FIXTURE ABOVE EACH SINK
- 4 CABLE AND/OR DATA LOCATIONS INCLUDED WITH HOMERUN TO UTILITY ROOM
- ENCLOSURE BOX MOUNTED IN UTILITY ROOM TO HOUSE HOMERUNS
- LOW VOLTAGE CONSULTATION INCLUDED TO DISCUSS OPTIONS

**ENERGY EFFICIENT CONSIDERATIONS:**

- R-50 BLOWN IN ATTIC INSULATION INCLUDING MAXIMUM R AT 12" ENERGY HEELS
- R-21 HIGH DENSITY WALL BATT INSULATION
- R-15 RIGID EXTERIOR AND INTERIOR FOUNDATION INSULATION TAPED AND SEALED
- SPRAY FOAMED RIM JOIST AREAS, CANTILEVERS AND WARM FLOOR RIMS AT GARAGES
- WARM FLOOR AREAS AT GARAGES SHEATHED WITH RIGID INSULATION AND/OR BLOWN-IN
- EXTERIOR ELECTRICAL AND LOW VOLTAGE BOXES ARE ENERGY RATED AND SEALED
- WINDOWS AND DOORS ARE LAB CERTIFIED FOR U VALUE AND AIR INFILTRATION
- WINDOW AND DOOR GLASS IS LOW E DUAL PANE INSULATED WITH ARGON GAS
- WINDOWS AND DOORS ARE STRUCTURAL WHITE VINYL AND LAB CERTIFIED
- INDEPENDENT BLOWER DOOR TESTED AND RATED BY A 3RD PARTY PER CODE

**PEACE OF MIND CONSIDERATIONS:**

- **STATE MANDATED WARRANTY**
- **GREATLAND'S OWNER IS HANDS ON WITH OVER 30 YEARS IN THE INDUSTRY**
- **JOB SITE CONSULTATION, OVERSIGHT AND SUPERVISION**
- **PROJECT WILL BE ASSOCIATION MAINTAINED WITH INSURANCE, GARBAGE, LAWN CARE & SNOW REMOVAL INCLUDED**

*GREATLAND'S COMMITMENT TO EVERY NEW HOMEOWNER IS TO INCLUDE THE FINEST PRODUCTS IN YOUR HOME WITHIN THE DIAMOND SERIES THUS MINIMIZING THE NEED TO ADD, CHANGE OR UPGRADE THOSE STANDARDS.*

***WE WELCOME YOU TO YOUR NEW GREATLAND HOME***