

QUALITY CONSTRUCTION

- Professionally engineered post-tension foundation inspected at multiple stages of the foundation process
- Engineered structural framing inspected and certified on every home
- Third party quality inspections performed on each home prior to sheetrock and at final stage of construction
- Inspections performed by an experienced construction staff at various stages of the construction process.
- Third party Home Energy Raters conduct on site testing and inspections to verify the energy efficiency measures, as well as insulation, air tightness, and duct sealing details on every home
- Two-Year Workmanship Limited Warranty and a Ten-Year Structural Limited Warranty provided by a third-party warranty company.
- T-joint engineered floor system in two homes with tongue and groove $\frac{3}{4}$ " sub-floor glued and screwed to the floor system.

ENERGY AND HEALTH

- Designated RESNET Energy Smart Builder with up to 30% or more improvement in energy efficiency over the HERS® reference home. For more information, please visit www.resnet.us*
- High-efficiency 15 SEER HVAC system.
- R-8 air ducts with higher insulation rating for increased temperature control and sealed to reduce air loss
- Low-E dual pane insulated vinyl bronze frame windows
- Radiant Barrier roof decking to reduce solar heat gain
- Energy efficient Rheem tankless water heater with eco-friendly burner that reduces nitrogen oxide emissions
- Energy saving LED light bulbs installed throughout the home
- R-38 blown fiberglass insulation in accessible flat attic areas and R-15 in exterior walls (except garages).
- PEX plumbing system installed for water quality and energy efficiency
- Polycel sealant around all windows, doors, pipes, wiring holes, and exterior base plates for improved energy efficiency and comfort

EXTERIOR FINISHES

- Impressive 8-foot tall front door with a choice of styles
- Standing seam metal or barrel concrete tile roof (per design)
- Six-foot pre-stained cedar fence with steel posts and gate
- Full half round rain gutters
- All stucco exterior with tile, brick, stone or siding accents
- Generous landscape package with programmable irrigation system
- Architectural accent lighting and coach lights (per design)

ELEGANT INTERIOR FINISHES

- Delta® faucets in all bathrooms
- Powder room vanity cabinet with granite countertop and rectangular under-mount sink
- Rocker style light switches in a choice of colors
- Ceiling fans in family room and primary bedroom. Also in the home office and game room (per design)
- Eight-foot interior doors with a choice of styles
- Eight-foot full light glass panel doors at home office (per design)
- Elegant stair case with a choice of standard iron balusters and an oversized starter newel
- LED recessed lighting throughout the home
- Floor tile included on the secondary bath tub walls
- Luxury Vinyl plank in the Extended Entry, Kitchen, Family Room and Dining Room
- Luxurious carpet including $\frac{1}{2}$ " 6lb carpet pad

ELEGANT INTERIOR FINISHES (continued)

- Solid surface countertop with integral rectangular sink in secondary bathrooms
- Kwikset® lever door handles with a choice of styles
- Utility room wall cabinet over washer and dryer space
- Garages finished out with textured walls and ceilings, LED lighting, trimmed and painted **

EXTRAVAGANT KITCHEN

- Hand finished cabinets with 42" uppers and numerous choices of door styles
- Various choices of standard vent hood styles vented outside
- Additional cabinet details include pot and pan drawers, refrigerator cabinet, cabinet projections and concealed Euro style hinges
- Granite countertops with a choice of sink and edge styles
- LED recessed can lighting
- GE Profile Series® 36" stainless steel five burner gas cooktop
- GE built-in 30" single oven in stainless steel with coordinating built-in microwave oven
- GE stainless steel dishwasher
- Delta® stainless steel faucet with pull down spout
- Heavy duty $\frac{1}{2}$ HP disposal with countertop mounted pneumatic on/off switch (per design)

LUXURIOUS PRIMARY BATH

- Granite countertops with rectangular under-mount sinks
- Hand finished cabinets, including a bank of drawers, with numerous choices of door styles
- Delta® plumbing fixtures and matching hardware
- Spacious shower with shower seat and tile floor (per design)
- Elongated comfort height toilet

TECHNOLOGY

- Kwikset® keyless entry lock with Z-wave® technology for smartphone operation
- Smart enabled light switch at the front door, family room and primary bedroom
- Nest® Smart Thermostat E.
- Nest® Hello video doorbell.
- Wi-Fi enabled garage door opener(s)
- Structured wiring package that includes CAT5e and RG6 wiring
- Cable TV and Ethernet combination outlets in the family room, primary bedroom and game room (per design)
- Phone and Ethernet combination outlet in the home office (per design)
- Phone outlets in the kitchen and primary bedroom
- Flex conduit in the family room to connect technology inside the wall
- 5.1 surround sound pre-wire in the family room and 7.1 surround sound pre-wire in the media room (per design)

DESIGN CENTER

- Six (6) hours of complimentary design service to complete your selections.
- Included meeting with an audio, security and home automation professional when purchasing a design to build.
- One complimentary design appointment with an expert consultant in the lighting showroom.

*Energy use and costs for all Britton homes will vary based on a variety of factors such as home type, plan options, features, usage, orientation, site, utility rates, climate and operations of the home. All trademarks, product names, brands and logos remain property of their respective holders and are used only to directly describe the products offered. Their use in no way indicates any relationship, endorsement or sponsorship between Britton Homes and the holders of said trademarks. Plan pricing, elevation and features are subject to change without notice. Room dimensions and square footage are approximate and may change with selected options. Please contact Britton Homes or see your sales professional for more details.