

GEMCRAFT HOMES

Building Dreams One Home At A Time

FEATURES IN EVERY TILGHMAN ON CHESAPEAKE HOME

ENERGY SAVING FEATURES:

- * Low E Single-Hung, Double-Pane, Argon Filled Glass, Tilt Sash Windows with Grills and Screens
- * Energy Saving R-15 Blown-In-Blanket Insulation in all Exterior Walls
- * Energy Saving R-38 Blown In Place Insulation in Ceilings and Attic (R-38 Batt Insulation under Attic)
- * 92% Efficient Natural Propane Furnace with 14 Seer Central Air Conditioning
- * High Efficiency, 50 Gallon Electric Hot Water Heater
- * 4-in-1 Therma-Barrier Sheathing R Value 5
- * High Efficiency Media Filter
- * Full Home Air Sealing
- * Sprinkler System

STRUCTURAL FEATURES:

- * 30-Year Architectural Roof Shingles
- * iLevel Structurwood Edge Floor Panels by Weyerhaeuser
- * Two-Car Garage with Steel Door
- * Conditioned Crawl Space

ELECTRICAL FEATURES:

- * 1 RJ-45 Phone/Data Jack & 5 RG-6 Coaxial Cable Jacks
- * 1 Attic Pre-wire
- * Electric Washer and Dryer Connections
- * Garage Door Opener Pre-Wire(s)

APPLIANCES FEATURED:

- * GE Dishwasher & Microwave
- * GE Self-Cleaning Electric Range/Oven
- * GE Side by Side Refrigerator
- * Ice Maker Line Hookup
- * Garbage Disposal

DESIGNER FEATURES:

- * 9' Ceilings on the 1st Floor
- * 42" Kitchen Cabinets
- * Moen Faucets
- * Recessed Lighting in Kitchen
- * Cased Openings on the 1st Floor

FLOORING DESIGN FEATURES:

- * 1st Upgrade Mohawk Driftwood Wide Plank Hardwood Look Laminate Flooring in Foyer – Lifetime Limited Warranty. Choice of 5 colors.
- * Mohawk Standard Carpet is manufactured from stain resistant continuous filament polyester in choice of 6 colors with Rebond Padding
- * 6"X 6" White Ceramic Tile Floor in Owner & Hall Baths
- * Easy to care for Vinyl Flooring in choice of colors
- * \$10,000 Flooring Allowance for choices made at L&L Flooring. All overages paid by buyer directly to L&L.

INTERIOR FEATURES:

- * 3 or 4 Bedrooms & 2-3 Bathrooms Per Plan
- * Merillat 1st Upgrade Maple Kitchen Cabinets with Soft Close doors and drawers and Easy –Glide Trays in Choice of Stains
- * Stainless Steel Appliances
- * 1st Upgrade Granite Kitchen Countertops
- * Undermount Stainless Steel Double Bowl Kitchen Sink
- * 1st Upgrade Moen Camerist Chrome Faucet
- * Merillat 1st Upgrade Maple Bathroom Vanities with Soft Close doors and drawers in Choice of Stains
- * Cultured Marble Vanity Tops
- * Full Width Mirror with Mirrored Medicine Cabinet over Bath Vanities
- * Ventilated Closet Shelving
- * Smooth Ceilings
- * Two-Panel Design Interior Doors
- * Carbon Monoxide Detectors
- * 6"x 6" White Ceramic Tile Surrounds on Tubs/showers
- * Brushed Nickel Door Knobs and Hinges
- * Brushed Nickel Lighting Fixtures with Chrome Bath Packages

EXTERIOR FEATURES:

- * Sod Front, Side Lawn and Seed Rear Yard
- * Landscaping Package Includes Shrubs
- * 2 Hose Connections 2 Weatherproof Electric Outlets
- * Choice of Exterior Colors Schemes includes Shutters, Front Door, Soffit, Fascia, Gutters, and Downspouts
- * Low Maintenance Vinyl Siding in Choice of Colors
- * Aluminum/Vinyl Soffit
- * Aluminum Gutters, Downspouts & Fascia
- * Concrete Driveway
- * Well and Public Sewer

GEMCRAFT'S BENEFITS

TO EVERY HOMEOWNER:

- * Pre-Settlement Inspection and Orientation
- * 1-Year Limited Warranty on Home
- * 2-Year Limited Warranty on Systems
- * 10-Year Limited Structural Warranty
- * Manufactures' Warranties

GEMCRAFT "ALL READY"

CONNECTED HOME:

- * Gemcraft Smart Home Program Bundle
- * Kwikset Smart Deadbolt
- * Trane Smart Thermostat
- * Receptacle with 2 USB Ports in the Kitchen

STANDARD FEATURES ARE SUBJECT TO CHANGE WITHOUT NOTICE

