



BRANDON
HOMES



Interior Features

- 9' ceiling height on first floor
- Granite countertops in kitchen and bathrooms
- Electric vehicle outlet
- LVP in common and wet areas
- Premium carpet in bedrooms, closets, and hallways with 8lb pad
- Smooth drywall finished ceilings
- Full drywalled garage interior with paint finish
- Garage door opener, keypad, with two remotes
- 35" Vanity cabinets
- Shaker cabinets with modern color selections: including White, Glen wood, Warm wood, Chad wood
- Sherwin Williams washable paint (thousands of color choices)
- 6 panel colonial style hollow core doors
- Satin nickel doorknobs and hardware throughout
- 3-1/4" colonial style baseboards throughout
- 2-1/4" cased window and door openings
- Vinyl coated wire shelving in all closets and pantries
- Full mirrors above all bathroom vanities

Exterior Features

- High efficiency Low E Argon gas windows with lifetime warranty
- Dimensional asphalt shingles with limited lifetime warranty
- Fiberglass front entry door with limited lifetime warranty
- (2) exterior frost-free water spigots
- (2) exterior waterproof GFI electrical duplex outlets
- 16 X 7 Garage door insulated
- Coach lights by every exterior door
- 12" overhangs around entire roofline with continuous vented soffits
- Deadbolts on all exterior doors
- Rock removal of immediate yard around the house
- Grass seeded with straw covering
- Shrubs/plants in mulched beds

Standard features subject to change without notice

Plumbing Features

- PEX plumbing system
- Garbage Disposal
- 50-gallon electric water heater
- Stainless steel double bowl kitchen sink
- Moen plumbing fixtures
- Fiberglass One Piece tubs and/or shower walls
- Utility hook ups for washer and dryer (vented to outside)
- Waterline for ice maker
- Vessel sinks

Electrical Features

- 200-AMP Electrical Service
- Combination ceiling fan / light in all bedrooms
- High cable and outlet location in each bedroom and living room
- Base can light package in common areas (per plan)
- ECOBEE WIFI programable thermostat
- Smoke and Carbon Monoxide detectors to code
- Bathroom exhaust fans throughout

Structural

- 8' Poured foundation walls (basements only)
- 35-year waterproofing warranty with spray membrane and 1" water barrier
- 3500 PSI concrete or better
- Excavation includes dig and backfill
- Perimeter drain tile system on interior & exterior of footers (basement only)
- 2 Well windows
- Sump pump drain provided (basements only)

Energy Efficient Features

- 96% Efficiency 2 stage variable speed blower, and up to 16 seer A/C unit
- R-19 Fiberglass insulation
- R-50 Ceiling insulation
- Tyvek air/weather inhibiting wrap system
- Low-E Double Paned windows
- Air infiltration system

Framing

- 2x6 framed exterior walls
- 7/16" OSB exterior wall sheathing
- 3/4" tongue & groove OSB subfloor: screwed, glued, and nailed
- Up to 2 X 12 floor joists @ 16" O.C. (basements only)

Standard features subject to change without notice

Peace of Mind

- 35 Year warranty on waterproofing
- 10 Year structural
- 2 Year distribution system
- 1 Year craftsmanship
- Lifetime warranty on shingles
- Lifetime warranty on windows
- Lifetime warranty on Moen fixtures

*****Standard features subject to change without notice*****