

# VALUE ENGINEERED FEATURES

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**The Personal Touch:** We believe the home owning process is so important we wrote a book on it and each homeowner receives one at contract.

**Personal Builder Program:** Our Trained Community Managers will guide you through the process step-by-step. They will keep you informed of the progress of your new home from start to finish.

*At J.W. Mashburn Homes we offer you the opportunity to select from a long list of designer options allowing you to further customize your home to fit your life style. If you desire a feature(s) in your home not included in our Value Engineered Features, simply ask your community manager about modifying your home to better fit your lifestyle*

**SPACIOUS KITCHENS:** Our spacious kitchens offer ample room for the most dedicated cook.

- Garden window over sink, Per Plan.
- Walk in pantries, Per Plan.
- 3 CM Granite Countertops with tile backsplash.
- Designer ceramic tile floors in kitchen and breakfast room.
- Delta sink faucet with integrated veggie sprayer.
- Custom made raised panel cabinet doors with hidden hinges: Your choice of Oak or Maple.
- 42" inch custom upper cabinets with elegant crown molding and decorative rope molding at top and decorative crown molding on bottom. Cabinet height can be variable per plan.

- "Refrigerator Nook" pre-plumbed for ice maker and overhead cabinet.
- GFCI outlets in backsplash for safety.
- Recessed can lighting.
- Whirlpool self cleaning range and Energy Star dishwasher.
- Efficient food disposal unit.
- Breakfast bar, for in kitchen dining. (per plan)
- Kitchen Island with granite top (per plan).
- Breakfast nook.
- Over the range Whirlpool built in Microwave/Venthood.
- Tilt out sink-front cabinet for convenient storage space.
- Cookie sheet storage. (per plan)
- Designer hardware on cabinet doors and drawers.
- Stainless Steel under-mount kitchen sink. Your choice of a 60/40 or 50/50.

**LUXURIOUS MASTER BATH:** Our master baths are designed with you in mind.

- Cultured marble vanity tops with integrated sinks and 4 inch backsplash.
- Spacious walk in closet.
- Jetta brand garden tub.
- Wood framed vanity mirrors.

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- Double vanities.
- Built in knee space. (Per Plan)
- Garden tub with ceramic tile deck and surround.
- Vaulted 10 foot ceilings. (Per Plan)
- Delta's water saving LaHara Collection faucets with coordinated towel rings, bars and tissue holders.
- GFCI electrical outlets for safety.
- Scald guard shower valves for safety.
- Custom lower base cabinets in your choice of Oak or Maple.
- Designer hardware on cabinet doors and drawers.
- Clear or obscured master shower door.
- Enclosed stool area with Humidity Reducing Ventilation fan.
- Ceramic tile flooring in stool area.
- Built in magazine rack (per plan).
- 13 SEER Carrier Dual Fuel heat pump air condition system, with a 10 year compressor warranty. Uses gas and electric for added energy efficiency and savings.
- Energy saving Programmable Digital Thermostat.
- R38 blown in Fiberglass attic insulation, except over garage.
- QuietBrace sound deadening, structural and insulating exterior wall sheathing (contains at least 85% recycled pre-consumer wood fiber and provides an additional 1.31 towards the wall system R-Value).
- R14.31 combined exterior wall insulation. (R13 wall batt + R1.31 sheathing).
- Energy efficient 40 gallon water heater.
- Energy saving fireplace.
- Free Wheel Turbine attic vents and continuous soffit venting for improved air circulation and added energy efficiency.
- HVAC in attic to reduce noise and maximize floor space.
- Exterior window perimeters caulked to brick to prevent air leakage.
- Energy Efficient Whirlpool Range and Energy Star Dishwasher.
- Recessed dryer vent connection box. (Saves space, energy and reduces fire hazard)

**GREEN BUILDING PACKAGE:** Our homes are designed "to save you money" through energy efficient building practices.

- Silver Line by Andersen Company double pane tilt in vinyl windows for increased energy efficiency. Silver Line windows are covered by a limited LIFE TIME WARRANTY.

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- Poly-sealed exterior doors, windows, plumbing and wires to attic to prevent air leakage.
- Dow Sill seal under all exterior first level base plates.
- Zoned heat & air system included with bonus room option.
- Water saving Delta LaHara plumbing fixtures.
- Raised panel composite interior doors or flat panel wooden doors, your choice.
- Hand textured walls and ceilings.
- Designer colors for interior wood work stain.
- Shoe box storage shelves in master closet.
- Custom fireplace mantle.

**TECHNOLOGY PACKAGE:** For the tech savvy home buyer we provide the following.

- Structured wiring package – includes pre-wires & trim for the following:
  - Phone (Cat 5) & video cable (RG6 coax) – 6 total drops at customers desired locations.
  - Structured media panel (in interior closet) for all cable and phone connections. Convenient access for entire house in one location.
  - State-of-the-Art alarm system on all entry doors and windows with one key pad at garage entry.
  - Interior-connected smoke alarms in all bedrooms and hallways. Permanently wired w/battery back-up. Can be monitored for additional safety.

**DESIGN PACKAGE:**

- Sturdy warp resistant and energy efficient composite front door.
- Full glass patio door.
- 36” Energy Efficient Direct Vent gas fireplace with gas logs and remote switch.
- Pull down attic stairs.
- Decking above garage for additional storage.
- 42” inch custom upper cabinets with elegant crown molding and decorative rope molding at top and decorative crown molding on bottom. Cabinet height can be variable per plan.
- Designer hardware on all cabinet doors and drawers.
- Single key deadbolt locks on exterior doors.
- Privacy locks on bathroom doors and master bedroom door.
- Shaw FHA approved carpet with 10 year Quality Assurance Warranty, Advanced Protection for household stains and 6 lb. pad.
- Elegant crown molding in public areas.
- Decorative wall niches. (Per Plan)
- Vaulted 10 foot ceilings. (Per Plan)

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- Burglar resistant telephone and cable hook ups, for increased safety. Wires not visible from the outside.
- Wood framed vanity mirrors with rosettes in all baths except powder bath option.
- Ceramic tiled floors in foyer, kitchen, dinette, laundry room, and bathrooms.
- Automatic garage door opener with 2 remotes.

## EXTERIOR PACKAGE:

- RWC transferrable 10 year limited structural warranty.
- Neighborhood sidewalks.
- Vintage square metal pole mail box with custom address plate.
- 6 custom brick details on front, your choice.
- Energy efficient vinyl double pane windows with divided light bars on front and tilt in sash for convenient cleaning.
- Metal garage door.
- Rain guttering at front entrance of home.
- Customized exterior lighting package. (Front porch, back patio & garage coach lights)
- Professional landscape package. (Front)
- Tree in front yard. (Per city and/or community requirement)
- Fully sodded home site with Bermuda grass.
- Weather proof GFI electrical outlets for safety with in-use covers where required. (2 standard)
- Frost-proof water hose connections. (2 standard)
- 30 year laminated composition shingle roof with 30 lb. felt underlayment.
- Z-Ridge ridge cap on roof ridges.
- Elegant front elevations.
- 5 garage styles, your choice.
- Concrete pad for A/C compressors.

- Engineered 7/16" oriented strand board roof decking.
- Treated sill plates.
- 2x4 studs on 16" centers.
- Steel lintel above garage door.
- Kick plate on entry door with designer handle set and deadbolt for security.
- Hand nailed shingles on roof.

## PLUMBING FEATURES:

- Ice maker water connection at refrigerator.
- PVC drain lines.
- Delta's LaHara water saving faucets in all bathrooms.
- All sinks and commodes equipped with easy access shut-off valves.
- Cultured marble vanity tops in all bathrooms.
- Washing machine plumbing connections in utility room.
- Master water shut off valve inside home.
- Jetta brand garden tub in master.
- Scald guard shower valves for safety.

## ELECTRICAL FEATURES:

- GFCI outlets at locations per city code and plan for safety.

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- Arc Fault outlets where required for safety.
- Recessed can lighting in kitchen.
- Electric dryer connection.
- Exterior lighting on front porch, patio and garage carriage lights. Per plan and allowance.
- Moisture reducing Exhaust fan in bath rooms.
- Weather proof outlets on front porch and rear patio.
- Standard outlets per city code requirements.
- Permanently wired and looped smoke detectors with battery backup for safety. Can be monitored for additional safety.

The specifications listed on the above pages are hereby understood and approved.

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Buyer

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Buyer

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“Features Subject To Change Without Notice”