



**Mid-Atlantic**  
Custom Builders<sup>SM</sup>  
**SIGNATURE SERIES**

### Interior Features

- 10' Ceilings on First Floor
- 9' Ceilings on Second Floor
- 8'- 9 1/2" Finished Lower Level with Rec Room, Bedroom and Full Bath
- 1 x 8" Baseboard Molding with OG Cap and Inset Electrical Receptacles on First Floor
- 5 1/4" Baseboard Molding Throughout Second Floor and Lower Level
- 3 1/2" Sanitary Casing, with Custom Built Headers for Windows and Openings (per plan), additional Plinth Blocks for Doors.
- Wainscot Molding in Dining Room and Mudroom (Per Plan)
- Three-Piece Cove Crown Molding in Foyer, Great Room, Morning Room, Living Room, Dining Room (per plan)
- Coffered Ceiling in Family Room or Study (Per Plan)
- Tray Ceiling(s) With Cove Crown Molding in Owners Suite and Dining Room (Per Plan)
- Two-Piece Cove Molding in Second Floor Hall
- 1 3/4" Solid Core Interior Doors with Choice of Styles
- 4" Oak Sand and Stain in Place Hardwood Floor throughout First Floor, Master Bedroom and Upstairs Foyer (per plan)
- Open Oak Main Stairs Stained to Match Flooring
- Decora Switches and Plugs Throughout
- 5" Recessed Lighting Throughout (per plan)
- LED step lights on all stairs
- Solid Oak Hand Rails Stained to Match Flooring
- Professionally Applied Paint on Walls, Ceilings and Trim in Two-Tone Colors (Semi-Gloss on Trim, Flat on Walls)
- Melamine Closet System in Master Closet(s)
- Wood Closet Shelving with Wood Dowel Hanger Rods (secondary closets)
- *Schlage* Satin Nickel Door Handles
- 42" Direct Vent Gas Fireplace, Granite Surround and Choice of Wood Mantle
- Structured HDMI/Cat5 TV Wiring in Family Room, Owners Suite and Lower Level (Per Plan)

### Kitchen Features

- Gourmet Kitchen Specifically Designed for Entertaining and Everyday Functionality
- Subzero & Wolf Stainless Steel Appliances
- 42" Side-by-Side Built-In Refrigerator with In-Door Ice and Water Dispenser
- 30" Wall Oven & Microwave Combo

- 36" Gas Commercial Style Range and Hood
- Bosch 500 Series Ultra Quiet Dishwasher(s) (Per Plan)
- 42" Maple Raised Panel Cabinetry w/ Soft Close Doors and Drawers and Cabinet End Panels
- Granite Countertop with Kohler/Sterling Stainless Steel Oversized Sink(s) and Garbage Disposal(s) (Per Plan)
- Staggered Wall Cabinets Accented with Crown Molding
- *Kohler* Vibrant Stainless Faucet with Integral Pull-Out Spray

### Exterior Features

- 8' Solid Fir Stained Front Entry Door
- 12" Front, Side and Rear Gable Overhangs
- 30-Year Designer Asphalt Shingles
- Architecturally Coordinated Exterior Colors with Brick, Stone or Cement Siding (per Elevation)
- Brick or Slate Stoop and Steps (per Elevation)
- 8 1/4" Hardiplank Smooth Lap Siding on Sides and Rear
- Professionally Designed Landscaping with Sodded Yard
- 9' Foundation Walls (8'-9 1/2" Basement Ceiling Height per Plan)
- Brick Pattern Concrete Foundation
- Large Black Estate Mailbox with Paper Box and Number
- 8' Tall Steel Insulated Garage Door(s) with Top Mount Glass Windows and Grills (per Elevation)
- Two-Car Front Entry Garage
- Jeld-wen Wood Clad Double Hung windows with GBG contour grills (per Plan)

### Bath Features

- Acclaimed Mid-Atlantic Owner Suite Spa Bath featuring Frameless Glass or Glass Block enclosure
- DC-99 Framed Mirrors Over Vanities in All Baths
- Upgraded Designer tile in All Baths
- Upgraded Designer Granite Countertops in All Baths
- *Kohler Devonshire* Elongated Bowl Toilets in All Baths
- Raised Vanities in all Baths
- *Kohler* Widespread Brushed Nickel Bath Fixtures in Master Bath and Powder Room



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- *Kohler* Single Hole Polished Chrome Bath Fixtures in Secondary Baths
- *Kohler* Devonshire Pedestal Sink and Elongated Toilet in Powder Room
- Maple Recessed Panel Bath Vanities Throughout
- Feiss Designer Brushed Steel/Polished Chrome Vanity Light Fixtures in All Baths and Powder Room

### **Quality Construction Features**

- GE High Capacity Structured Wiring Connection Center for Audio, Video, Computer & Phone
- *Vintage Security System* (3-Year Monitoring Agreement Required)
- 400 Amp Electrical Service
- *Flowguard Gold®* Water Supply Lines
- Ceiling Fan Pre-Wire in Owner's Suite
- Interior Fire Sprinkler Suppression and Safety System
- Front and Rear Waterproof Electrical Outlets
- Battery Back-up System on Sump Pump
- Sealed Passive Radon Ventilation System
- Smoke and Carbon Monoxide Detectors on all Levels
- Smoke Detectors in all Bedrooms
- Outlets in Garage Ceiling for each Garage Door
- Washer and Dryer Hook Ups with Overflow Pan (per plan)
- Engineered House Wall Panel System with "Warm Corners" Manufactured in Controlled Environment
- Engineered Floor Joist System to Eliminate Creaking and Warping
- Premium Water Resistant Floor Panels (Subflooring)
- Lower Level Safety Egress Basement Window

### **Our Personal Touch**

- Final Structural Conference with Sales Counselor
- Conference with Home Technology Consultant
- Finish Appointments Conference with Design Studio Consultant
- Pre-Construction Conference with Personal Builder
- Framing Preview with Personal Builder
- *Vintage Security Home Technology* Walkthrough
- *Vintage Security Home Technology* Pre-wire
- Pre-Closing Home Orientation

- *Vintage Security Home Technology* Demo
- 1-Year Drywall Appointment (per Homeowners Journal)

### **Energy\$mart Features**

- Energy Star® Partner
- Healthy Home Package
- *Carrier* up to 96% High Efficiency Gas Furnace with 2 Stage Heating Operation & up to 16 SEER Rated Air Conditioning System with 10 Year Parts Warranty
- Mastic Seal at all Duct Joints
- All Ductwork Designed in Conditioned Space
- Fresh Air Exchange Fan and MERV 11 Air Quality Filter, Transfer Grills in Each Bedroom and Main Zone Humidifier System
- EZ Attic Access Door Back Built with a Tight Fit Gasket & R-42 Insulation
- 2<sup>nd</sup> Floor Damper Zone Control with Programmable Thermostat (Subject to House Plan)
- 65 Gallon High Efficiency Gas Hot Water Heater
- Digital Programmable Thermostat(s)
- Energy Efficient Adjustable Thresholds
- *Dupont Tyvek* Housewrap and Low-E Windows
- Advanced Fire Stop and Air Seal Package in All Exterior Gaps, Electrical Receptacles and Other Areas
- Closed Cell Foam Insulation Installed Around all Exterior Walls, Floor Band Boards, Garage Ceilings, Cantilevered Bays and Fireplaces
- R-11 Foil Insulation for Foundation Walls
- R-13 High Density Batt Insulation + Closed Cell Foam in All Exterior Framed Walls
- R-49 Blown Insulation in Attic
- Water Saving Faucets with Scald Protection
- House Corners Manufactured using "Warmer Corner" Technology for Improved Energy Efficiency

### **Peace of Mind Warranties**

- 10-Year Transferable RWC Major Structural Warranty
- 1-Year Comprehensive Warranty
- 2-Year Mechanical Systems Warranty
- 5-Year Peace of Mind Extended Materials Warranty on Heating and Cooling Systems
- 5-Year Peace of Mind Extended Material and Labor Warranty on Roof Shingles
- 10-Year Warranty "Watchdog H3" Foundation Waterproofing System
- Various Additional Manufacturer Extended Warranties