



## STANDARD INCLUDED FEATURES

Updated 07/19/2016

### *The Highlights*

- Stainless steel *KitchenAid* kitchen appliance package
- Mission style maple cabinetry w/ soft close hinges & drawer glides
- Stone countertops in kitchen and all bathrooms in choice of 8 standard colors
- 3-1/4" wide red oak flooring (sanded and stained in place) throughout the 1st and 2nd floors
- Built-up wainscoting in dining room, 1st and 2nd floor hallways, stairwells and powder room
- Coffered ceiling in family rooms, tray ceiling in master bedroom, and extensive crown molding
- Window seats and built-in family room cabinetry on most plans
- *Andersen* tilt-wash wooden windows with low-maintenance vinyl clad exteriors
- Mudrooms, front porches, walk-in pantries, and finished basements on all plans
- Craftsman-styled *HardiePlank* exteriors with stone accents
- Entire house generously equipped with windows to maximize views and natural lighting
- Warranty backed by both Focal Point Homes and a third-party warranty company

### *The Details*

#### **Gourmet Kitchens**

- *Century Carriage House* Series cabinetry (stained maple or painted MDF) with:
  - Mission II style with 42" height wall cabinets standard
  - Crown molding, light rail trim, and decorative side wall paneling
  - Wooden doors with hidden "Soft-Close" hinges
  - Dovetail drawer construction with hidden "Soft-Close" drawer glides
  - Pullout wastebasket drawer
- Countertop task lighting installed underneath wall cabinets
- Backsplashes fully tiled with 3"x6" subway tile or 6"x6" rustic ceramic tile
- *KitchenAid* Stainless Steel Appliances:
  - Counter-depth refrigerator (KRFC300ESS)
  - Dishwasher with hidden controls (KDTE104ESS)
  - Combination wall ovens (KOCE500ESS)
  - 36" gas cooktop (KCGS356ESS)
  - 36" range hood (KVUB606DSS)
- *In-Sink-Erator* Badger V ½ HP Garbage Disposal
- Granite countertops (choice of 8 standard colors) with under-mount sink
- *Kohler* Artifacts K-99259-VS vibrant stainless high-arc pull-down faucet

#### **Upscale Flooring**

- 3-1/4" wide red oak flooring (sanded and stained in place, choice of any *Minwax Wood Finish* stain color) throughout the entire first and second floors (except for full bathrooms and laundry)
- Stained red oak stair treads on all staircases not concealed from the main floor by a door
- Finished basement areas carpeted with choice of Shaw's Graystone, Courtyard Manor, or Simple Times; 8 pound, half-inch thick pad included
- 12"x12" ceramic tile flooring installed in laundry room and in all full baths

## Electric Fixtures and Features

- Recessed lighting in kitchen, family room, hallways, and basement recreation room (most plans)
- Family room, living room, study, and all bedrooms prewired for ceiling fans
- One CAT5e phone line, typically installed in kitchen
- Three Media-LAN outlets, each with one RG6 quad shield coax cable for video distribution and one CAT5e cable for communication, typically installed in study, family room, and master bedroom
- *Progress Lighting* light fixtures, exterior in bronze finish, interior in bronze or nickel finish:
  - Kitchen island pendant lights – Renovations P5104
  - Chandelier – Renovations P4114 (breakfast) and P4115 (dining room)
  - Foyer hanging fixture – Renovations P3607 (one story) and P4509 (two story) per plan
  - Stairwell hanging fixture – Renovations P3608 (recessed lighting on some plans)
  - Living room and bedrooms – Renovations P3515
  - Above-mirror lighting in private bedroom bathrooms – Renovations P2731
  - Above-mirror lighting in powder room and shared bathrooms – Renovations P2730
  - Pantry, mudroom, and closet – Renovations P3925
  - Exterior wall mounted fixtures – Salute P5954-108 (front) and P5953-108 (rear)

## Luxurious Bathrooms

- All Bathrooms:
  - *Century Cabinetry Carriage House Series* maple cabinetry
  - Granite countertops (choice of 8 standard colors) with under-mount sinks
  - Decorative wooden framed mirrors
  - Bronze, nickel or chrome towel bars, toilet paper holders, and shower rods
  - *Kohler Devonshire K-394-4* lavatory faucets in bronze, nickel or chrome
  - 36" countertop height
- Master Bathroom Details:
  - *Kohler Mariposa* 6' soaking tub or *Kohler Tercet* soaking tub (per plan)
  - Frameless 3/8" glass shower door
  - Wall tile in a variety of size choices installed to ceiling height in shower
  - Decorative listello tiles included around soaking tub and in shower
  - Built-in shower seats
- Secondary Bathroom Details:
  - 3"x6" subway tile installed on shower walls to 7' above floor level
  - 12"x12" ceramic floor tile
- Powder Room Details:
  - Cabinets or white pedestal sink (per plan)
  - Beadboard wainscoting

## Doors and Windows

- Stained or painted *Jeld-Wen Authentic Wood* glass-panel front doors, model 6206 or 5112 (per plan)
- Steel doors with glass panes and transoms on rear of home
- Steel exterior basement doors with glass panes
- Fire-rated two-panel *Jeld-Wen Carrara* door between mudroom and garage
- *Andersen 200 series* insulated dual-pane vinyl-clad wooden windows
- Four basement windows standard – sized to fit entirely above grade where possible

## Interior Moldings, Paint, and Hardware

- Two-piece crown molding installed in foyer, living room, dining room, and first-floor hallway; Single-piece crown molding installed in second-floor hallway and master bedroom
- Craftsman-style wainscoting installed in foyer, dining room, first- and second-floor hallways, and in open stairwells; Beadboard wainscoting installed in powder bathroom
- 4" wide Craftsman-style casing w/ triple-piece headers used on windows, doors & cased openings

- 6-1/2" tall base trim throughout first floor and in second-floor hallway, 5-1/2" tall base in second floor, and 4-1/4" tall base in basement
- Built-in wooden cabinetry surrounding fireplace (per plan)
- Mud room with built-in wooden bench with storage cubbies beneath and above seating area
- Two-panel *Jeld-Wen* Carrara interior doors
- Glass interior doors installed on dedicated studies and offices
- All walls painted with *Sherwin Williams* "Agreeable Gray" (or similar) flat paint; ceilings painted w/ flat white; interior trim, doors, built-in shelving, and wainscoting painted with semi-gloss white
- Clothes closets have single painted wooden shelves with stained wooden clothes rods beneath
- Multiple wooden shelves installed in pantry and linen closets

### **Structural and Exterior Features**

- *HardiePlank* lap siding and/or *HardieShingle* siding with *ColorPlus Technology* (comes with 30-year product warranty and 15-year finish warranty) installed on all sides of home (per plan)
- Exterior cornice materials made of low-maintenance *HardieTrim* (available in white or other *Hardie* colors); curved cornice details and columns made of PVC and painted to match *HardieTrim* cornice
- 8' tall *Amarr* Classica steel garage doors with windows, belt-drive openers, remotes, & keypad
- Front porch floor constructed using *Timbertech Earthwood Evolutions* decking material or concrete and flagstone (per plan)
- Decorative metal roofs installed over porches and other locations on the front elevation (per plan)
- 5" aluminum gutters with 2"x3" aluminum downspouts
- 30-year architectural shingles
- 9' high ceilings on first floor; 8'8" high ceilings in basement; 8' high ceilings on second floor
- Tray ceiling in master bedroom
- *Duradek* waterproof vinyl flooring used on rear balconies & covered porches (per plan)
- *Bora-Care* termite treatment applied
- R-11 insulation installed on unfinished basement masonry walls, R-13 in framed basement exterior walls, R-15 in framed above-grade exterior walls, and R-38 in the topmost ceilings
- Passive radon vent included
- Sump pump installed

### **Other**

- Gas fireplace(s) with:
  - Decorative logs
  - Natural stone surround and hearth
  - Painted custom-built wooden mantel
- Two-zone HVAC with 2 programmable thermostats
- High efficiency (92%) gas furnace
- 14-Seer air conditioning unit
- 75-gallon power-vented gas water heater
- Garage interiors drywalled, trimmed, and painted
- 1-year workmanship and materials warranty and 10-year structural warranty, backed by both Focal Point Homes and a third-party warranty company

**Note:** Standard features are subject to change at any time without notice. In addition, Focal Point Homes reserves the right to substitute any product with another of similar or better quality at any time before or during construction without notice.

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