

# WENDOVER HILL

## Standard Features

Homes will qualify for "Environments for Living" and "Energy Star" programs, with gold level certification. For more information please refer to the Environments for Living website: <http://www.eflhome.com>. Contributing features are marked with "\*\*\*" below.

### EXTERIOR FEATURES

- \*\*Foundation types:** Crawl spaces or basements per site conditions. Crawl spaces will be sealed and conditioned.
- Foundation materials:** Parging on CMU or concrete, and stone veneer per plan.
- Steps:** Wood or stone per plan
- Porches:** Ipe wood deck or stamped concrete per plan.
- Siding:** Cedar bevel siding or "Hardie Shingleside," per plan. Brick or cultured Stone veneer upgrade available.
- \*\*Windows:** Double hung, easy tilt windows with simulated divided mullions on the interior and exterior of insulated Low-E glass. Exterior operating shutters per plan. Screens not included.
- \*\*Front Doors:** Wood doors and sidelights in styles as shown per plan, hardware by Schlage or Emtek.
- \*\*Exterior Doors:** Full lite fiberglass doors in patterns shown with Low-E insulated glass, hardware by Schlage.
- Roofing:** 50 year asphalt architectural shingles
- Gutters:** ½ round aluminum gutters on porches only
- Exterior Paint:** Customer choice from builder color palettes.
- Chimneys:** Stucco per plan, upgrade to brick veneer or stone veneer available
- Front walks:** Concrete per site development plan
- Driveways:** Concrete per site development plan
- Garages:** Attached and detached per plan, unfinished with garage doors in styles shown on plans with openers. Attached garages have bonus room options.
- Streetscape:** Sidewalks on both sides of the street with street trees and gas lanterns.

### INTERIOR FEATURES

- \*\*Caulking and Sealing:** All joints and gaps will be caulked to prevent unconditioned air infiltration and escape of conditioned air, and inspected to verify compliance with the Gold Standard for "Environments for Living" program.
- Ceiling Heights:** 10' first floor and 9' second floor. Third floor bonus room options are available per plan.
- Flooring:** Site finished 3.25" oak hardwoods in first floor public areas and upstairs hallway per plan with choice of stain or natural finish. Carpet in bedrooms and office areas, and ceramic tile in baths and Laundry Room per plan and builder selections.  
**Available upgrades include:** Hardwood floors in bedrooms and office areas, very dark stain selection on hardwoods.

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- Interior moldings:** Craftsman style 5 piece window and door casings, 7 ¼” and 5 ½” baseboards, crown molding in selected areas per plan.
- Interior Doors:** 2 panel hollow masonite doors throughout.
- Interior Paint:** Flat latex walls, semi-gloss trim, ceilings and closets are white. Customer choice of 2 wall colors and 1 trim color. Additional charges will apply for additional colors and for deep or rich colors.
- Kitchen Cabinets:** Custom cabinets by Mint Hill Cabinets in Pacific Maple with Shaker style doors. Islands per plan. Buyer choice of stain, or painted. Cabinet hardware per builder selection, with upgrades available. Cherry, walnut or painted and glazed in kitchen and/or bathrooms available as upgrade.  
**Available upgrades include:** Customizations to include different door styles or specialty features such as wine racks, blind corner units.
- Kitchen counter tops:** Granite tops and ceramic tile backsplash per builder selections with under mount stainless steel sinks.
- Kitchen Appliances:** Bosch stainless steel appliances (alternate selections available)
- Bath vanities:** White custom cabinets by Mint Hill Cabinets.
- Vanity countertops:** Solid surface tops with under mounted porcelain sinks per builder’s selections.
- Kitchen and Bath Fixtures: Total Kohler Home:** Kohler faucets, Kohler sinks, Kohler water closets and Kohler tubs per builder selections. All fixtures are chrome standard. Fixture and finish upgrades available. Water heaters are 50 gallon gas fired.
- Bath Accessories:** Fixtures per builder selections in chrome. Upgrades available.
- Hardware:** Schlage per builder selections. Brushed Nickel standard. Upgrades available.
- Closet shelving:** Closetmaid hardboard system per plan layout. 1 rod and shelf standard per closet, shelves per plan. Upgrade for customizations available.
- Light fixtures:** Lighting allowance per plan for customer selection. Allowance to include all downlights and utility lighting, bulbs and decorative fixtures
- Fireplaces:** 36” or 42” vented prefabricated fireboxes with gas logs per plan. Wood burning upgrades are available per plan. Hearths and surrounds are slate tile per builder selections. Mantles are custom per builder selections. Granite and stone hearth and surrounds are available as upgrades.
- \*\*Insulation:** Home will be insulated with “Optima” blown fiberglass to: R-15 in walls and R-30 in ceilings.
- \*\*Heating and Air Conditioning:** Central gas furnaces and electric air conditioning, 13 seer condensers, programmable thermostats with multi zone sensors. Systems will be engineered and inspected to meet the Gold Standard for Environments for Living and Energy Star programs and include fresh air make up and sealed duct systems.
- Electrical:** 200 amp services typical with exterior mounted panels, smoke detectors and CO2 detector per code. White devices. Wiring for cable and telephone per plan.  
**Available upgrades include:** Stereo and/or intercom system, surround sound entertainment system, amplifiers for cable TV, satellite dish for TV reception, exterior speakers, computer network wiring, structured wiring panel and installation, and central vacuum systems.