

On the Outside - Appealing Exteriors

- Maintenance Free Double 5” Siding Per Design
- 30 Year Shingles
- New and Appealing Exterior Elevations
- Portico, Porches and Covered Entry Per Design
- Raised or Board-N-Batten Panel Shutters Per Design
- 8x8 or 16x8 Garage Doors per plan
- Overhead Garage Door Opener with (2) Remotes
- GFI Outlet in Garage and Overhead Lights
- Continuous Roof Vents
- Waterproof Membrane on Foundation Walls

On the Outside - Appealing Exteriors

- Engineered Exterior Trim to Reduce Maintenance
- New Designs Appealing to Today's Buyers
- Two Hose Bibs (Front and Rear)
- Two Exterior Outlets (Front and Rear)
- Coach Lights
- Exterior Doors Keyed The Same
- Sump Pump Discharge Line to Protect Lower Level from Water Damage
- Excavate Basement Included
- Backfill Basement Included
- Rough Grade Yard Included
- Maintenance Free Gutters and Downspouts with Splash Blocks

Luxurious Interiors

- New Energy Efficient Designs and Open Floor Plans
- Oak Staircase with Carpet Runner
- 2.25” & 3.25” Hardwood Flooring in Kitchen, Breakfast, Mudroom, Foyer, Main Level Hall & Powder room
- 12x12 Tile in Laundry room
- Gas fireplace with flush slate hearth & slate surround with wood mantle
- Brushed Nickel Door Hardware
- Schlage Flared Door Hardware in Brushed Nickel Finish
- 3.25” Wide Casings & 5.25” Tall Baseboard
- Two Piece Crown Molding in Foyer, Dining room, Study and Family room
- Two Tone Painting Throughout First and Second Floors
- Extra Closet Space for More Storage
- Two Cat-5e Telephone and two Cable Outlets
- 9’ and 10’ First Floor Ceilings, per plan
- 9’ Second Floor Ceilings
- Elegant Brushed Nickel Lighting in Dining room and Foyer
- Recessed Lights in Kitchen and Hallways

Spacious Gourmet Kitchens:

- Gourmet Kitchens Featuring Maple Cabinets Available in Stained and Painted Maple with 42” Wall Cabinets & Crown Molding
- Lazy Susan Corner Cabinet
- Granite Countertops
- Large Stainless Steel Under-mount Sink in Granite Countertop
- Kohler Forte Faucet with Convenient Pullout Spray
- Badger Garbage Disposer
- Stainless Steel Gas Cooktop
- Stainless Steel Vented Microwave Hood
- Stainless Steel Double Wall Oven
- Stainless Steel Dishwasher
- Stainless Steel Side by Side Refrigerator
- Spacious Kitchen Islands with Space for Eating and Entertaining
- Recessed Lighting

Spa Like Master Baths

- Upgraded 12x12 Floor Tile in a Variety of Colors
- Upgraded 12x12 Wall Tile in Shower to Ceiling in a Variety of Colors
- European Style Tile Shower Pan
- Durock Cement Board Waterproof Tile behind Tub Walls and on Floor
- Kohler Soaking Tub, per Design
- Maple or White Vanity Cabinets
- Heightened Vanity Cabinets
- Choice of Cabinet Knobs
- Cultured Marble Countertops
- Kohler's Corolais Faucets
- Kohler-Sterling Elongated Commode
- Elegant Light Fixtures
- 42" Tall Mirrors Above Vanities
- Exhaust Fan Light Combination
- Chrome Toilet Paper and Towel Bar

Sophisticated Powder Room

- Kohler-Sterling Pedestal Sink and Elongated Commode
- Kohler Corolais Faucet
- Beveled Edge Mirror over Pedestal
- Elegant Light Fixture in Chrome Finish
- Hardwood Flooring
- Toilet Paper Holder and Towel Bar in Chrome Finish

Well Appointed Secondary Baths:

- Upgrade 12x12 Tile Flooring with 6 X 6 Wall Tile to Ceiling in Tub Area
- Durock Cement Board Waterproof Tile behind Tub Walls and on Floor
- Maple or White Vanity Cabinets
- Heightened Vanity Cabinets
- Choice of Cabinet Knobs
- Kohler's Corolais Faucets
- Kohler-Sterling's Elongated Commodes
- Cultured Marble Tops in a Variety of Colors

Structure and More For Your Peace of Mind

- 3 Piece Rough-in for Future Lower Level Bathroom
- Egress Window in Lower Level to Allow For Future Bedroom Expansion
- Utility Hook-ups for Washer and Dryer
- Natural Gas Hook-up for Furnace and Cooking
- Doorbell at Entry Door
- Smoke Detectors at Every Level and Each Bedroom with Battery Backup
- **Steel I-beams and Columns in Lower Level for added Support and Rigidity**
- 3/4" Tongue and Groove Sub-Flooring Glued and Screwed to Reduce Squeaks
- 1/2" OSB Wood Exterior Sheathing for Added Rigidity
- Drywall Infield Glued and Screwed to Reduce Nail Pops
- Engineered Sump Pump Discharge System to Protect Against Wet Basements
- Engineered Exterior Trim to Reduce Maintenance
- Two Exterior Hose Bibs (Front and Rear)
- Two Exterior GFI Outlets (Front and Rear)
- Sump Pump with Battery Back-up

Think Green and Save Green:

- Closed Spray Foam at first and second floor band-boards to reduce air leakage
- Spray Thermal Enclosure Foam behind electrical outlets on exterior walls
- Seal outlets and switches to drywall on exterior walls to prevent leakage
- Seal recessed lights and bathroom fan/light to drywall ceiling at second floor with unconditioned space above
- Air Seal Program Seals Gaps and Penetrations in Exterior Walls
- Thermal bridging at chases, behind tubs and showers and conditioned space over unconditioned space
- Quickflash at all Mechanical Wall Penetrations (not “Thumb Gum”)
- Advanced non-expansive foam package around all windows and doors
- Skuttletight R40 Attic Access
- Anchor Bolts (not straps) at top of concrete walls to reduce gaps
- Full Rim Board Around Perimeter of Floors
- Transfer grilles at second floor bedrooms to hallway for pressure (mixing) balancing
- High Efficiency 90% Gas Fired Furnace and 14 SEER Air Conditioner
- Programmable Thermostats
- Merv 11 Media Filter at Furnace

Think Green and Save Green:

- All HVAC ductwork installed within conditioned space ---- no ducts in unconditioned attic
- Mastic Applied to Ductwork to Reduce Air Leakage
- Seal HVAC supply boots to floor
- Attic Ventilation System
- (2) 50 Gallon Electric Hot Water Heaters
- Tape Around Top & Sides of Windows and Doors to Prevent Wind Infiltration
- Computer Modeling Verifies Homes Pass DOE's Energy Conservation Requirements ("RESCheck")
- Maintenance Free Low-E, Energy Star Certified Single Hung Windows
- Easy to Clean Tilt-in Windows
- Computer Modeling of Heat Gain - Heat Loss to Properly size HVAC System for Comfort & Efficiency
- Low Flow Faucets, Toilets and Showerheads
- Wall Panels built in indoors then supplied to project to minimize wood getting wet, reduce gaps in window/door openings and reduce waist through computer modeling manufacturing techniques
- Insulated 3-stud exterior wall corners to allow full R-value in corners (v. no insulation at exterior corners)

Healthy Home and Healthy Body:

- Water Resistant Oriented Strand Board Sub-floors to Prevent Mold
- Moisture Resistant Cementitious Durock Behind Shower Walls
- Passive Radon system rough-in with PVC pipe from basement floor to attic – for future connection if needed.
- Cover Floor Registers During Construction
- Low VOC Paint
- Wall Panels Constructed Indoors and Shipped to Project to Reduce Wood Exposed to Rain
- See many, many more features under our “Think Green and Save Green: section

Eco-Friendly:

- Our Vendor Extranet allows subcontractors to obtain selections on line
- Our Vendor Extranet allows subcontractors to be paid without submitting invoices
- Resource Efficient Design Including Engineered Floor System
- Carpet Pad with Minimum 50% Recycled Material
- Concrete with Fly Ash

***We Stand With You Before, During & After Your Move
In:***

- **Founded in 1966** – Stanley Martin has built award winning homes for tens of thousands of families. Our highest goal has been to ensure your satisfaction every step of the way
- **Select Your Finishes** During Your Design Studio Appointments
- **Pre-Construction Meeting** Before Start of Construction
- **Pre-Drywall Walkthrough** To See What's Behind the Walls
- **Pre-Settlement Orientation** – We Make Sure Everything Is Right Before You Move In
- **Two Month Follow Up Inspection** – We will be there to help review your warranty, answer your questions and repair any warranty items you may have
- **Ten Month Follow Up Inspection** – We will happily answer your questions & address any warranty items your may have
- **Home Buyers Warranty** –
 - One Year Workmanship backed by Homebuyers Warranty Corporation
 - Manufacturer's Warranties
 - Two Year Systems
 - Ten Year Structural Warranties.
- **5-Year Termite Warranty**

Prices subject to change without notice

Not Included: Permits Costs, Site Work Costs and Utilities Costs