



## THE DESIGNER PACKAGE

JC JACKSON HOMES HAS REFINED THIS PACKAGE OF FEATURES OVER MANY YEARS TO PROVIDE A GREAT LONG-TERM VALUE.

### EXTERIOR DESIGN:

- Distinctive architectural elevations
- Limited lifetime architectural shingles
- Low maintenance exterior vinyl siding & soffits
- Raised panel garage door with (2) openers by Overhead Door®
- Single-hung energy efficient vinyl windows with insulated Low-E & half screens
- Three exterior weatherproof electrical outlets
- Two exterior frost proof hose bibs
- Dead bolt locks on all exterior swing doors
- Smooth painted fiberglass front door, per plan
- 120 MPH high wind zone construction for storm safety
- Turn-key solution for building on your land – Optional

### SPACIOUS KITCHENS:

- Kitchen cabinetry with adjustable upper shelves from builder's selections – Aristocraft® Sinclair
- Durable WilsonArt® laminate countertops from builder's selections
- Black or white GE® self-cleaning smooth electric range with digital display
- Black or white GE® dishwasher
- Black or white GE® microwave with integrated hood system
- Pantry closet with shelving, per plan
- Top mounted double basin 8-inch drop-in stainless kitchen sink
- Water connection for refrigerator icemaker
- Single-lever chrome Moen CFG® faucet with sprayer

### ENERGY EFFICIENT FEATURES:

- High efficiency 14 SEER electric heat pump, zoned per plan
- Programmable LCD thermostat(s)
- R-30 fiberglass ceiling insulation
- R-19 fiberglass floor insulation, per plan
- R-13 fiberglass wall insulation
- House wrap vapor barrier & foam air sealant
- Energy saving electric 50-gallon water heater
- Blower door & duct tested by third party for low air infiltration

### BRIGHTER IDEAS:

- USB charging station in kitchen or office area
- Integrated night-light outlets in halls and baths
- Keyless deadbolt at front entry door

*We reserve the right to make substitutions, without advance notification, of any material or product when we believe such changes will improve quality, eliminate future service problems, lower maintenance cost and/or enhance the livability of your home. Contact your New Home Specialist for more information.*

### DRAMATIC INTERIORS:

- Four-panel Coventry® smooth doors, including closets
- Elegant 356 door casing, 623 baseboard molding
- Picture framed windows with 356 casing
- Knockdown textured ceilings
- 8-ft ceilings with cathedral family rooms – 1-story homes
- 9-ft 1<sup>st</sup> floor ceilings & 8 ft 2<sup>nd</sup> floor ceilings – 2-story homes
- Satin interior door hardware
- Quality stain-resistant Shaw® carpet in bedrooms & common areas
- Resilient Shaw® vinyl flooring in laundry, entry, & kitchen
- Designer brushed nickel lighting package
- Satin-nickel door knobs

### LUXURIOUS MASTER SUITES:

- Spacious closets (walk-in per plan) with ventilated shelving
- Oversized fiberglass tub/shower combo
- Cultured marble countertops w/ integrated sinks
- Executive height vanity cabinets – Aristocraft® Sinclair
- Single-lever Moen CFG® vanity faucets, chrome
- Brushed nickel bath towel bars
- Brushed nickel shower rod
- Elongated water-saving toilet
- Easy maintenance Shaw® resilient vinyl flooring

### ADDITIONAL BATHS:

- Executive height vanity cabinets – Aristocraft® Sinclair
- Cultured marble countertops w/ integrated sinks
- Single lever Moen CFG® vanity faucets, chrome
- Low maintenance fiberglass tub/shower combination
- Brushed nickel bath towel bars
- Brushed nickel shower rod
- Elongated water-saving toilets
- Easy maintenance Shaw® resilient vinyl flooring

### ELECTRICAL FEATURES:

- 200 amp underground electric service
- Child-protected electrical outlets
- Cat5e telephone outlet in master bedroom, kitchen, family room & bonus room (if applicable)
- Cable TV outlet in all bedrooms, family area & bonus room (if applicable)
- Switched ceiling fan and overhead light in family area, owner suite & bonus/loft (if applicable)
- Arc fault protection in all sleeping areas
- CO2 & smoke detectors hardwired with battery back-up
- GFI protection in bathroom, exterior & kitchen area



## THE DELUXE PACKAGE

INCLUDES EVERYTHING IN THE DESIGNER PACKAGE AS WELL AS THE ADDITIONAL UPGRADES LISTED BELOW:

- Gutter & downspout package
- Tile flooring in laundry & baths
- Luxury wood vinyl plank in 1<sup>st</sup> floor common areas, per plan
- Upgraded kitchen & bath door option from builder's selections – Aristocraft® Sinclair, Benton, or Brellin
- Granite kitchen countertops per builder's selections
- Undermount kitchen sink
- White, black, or stainless appliance package
- Oversized soaking tub w/ tile backsplash & separate shower in Owner's Bath – per plan
- Dual owner vanity sinks
- Kitchen garbage disposal with convenience switch
- Two-tone interior paint – walls/trim
- Decorative entry door handle set and lever door handles
- Rounded drywall corners in 1<sup>st</sup> floor
- Smooth-finish painted ceilings - interior

## THE DIAMOND PACKAGE

INCLUDES EVERYTHING IN THE DESIGNER AND DIAMOND PACKAGES AS WELL AS THE ADDITIONAL UPGRADES LISTED BELOW:

- Diamond Vibe upgraded kitchen cabinetry w/ cushion close drawers & doors from builder's selections
- Executive height vanity cabinets – Aristocraft® Sinclair, Benton, or Brellin
- Upgraded GE white, black, or stainless appliance package
- Moen Align spot resist kitchen faucet and integrated sprayer
- Decorative kitchen tile backsplash
- Wider 444 window & door casing – window trim includes stools
- Taller 810 baseboard molding - 1<sup>st</sup> floor
- Upgraded 610 baseboard molding – 2<sup>nd</sup> floor if applicable
- Open stairway railing package w/ stained railing – per plan
- Wood interior stairway package – stained wood treads w/ painted risers
- Upgraded eggshell wall paint
- Quality engineered hardwood flooring in 1<sup>st</sup> floor common areas per plan
- “Diamond” level stain-resistant carpeting with upgraded pad
- Large format tile in owner bath & entry
- Moen® Eva chrome, brushed nickel, or oil rubbed bronze bath faucets
- R15 fiberglass wall insulation
- Under-cabinet kitchen lighting
- Schlage® door hardware – chrome, brushed nickel, or oil rubbed bronze
- Framed vanity mirrors
- Separate owner bath tile shower w/ framed glass door per plan
- Granite vanity countertops w/ undermount sinks
- Finished garage – paint and trim

## QUALITY CONSTRUCTION AND PERSONALIZED CHOICE

EACH JC JACKSON HOME IS BUILT WITH PREMIUM MATERIALS AND INCLUDES THE FOLLOWING QUALITY FEATURES:

- JC Jackson Homes Homeowner Manual
- Manufacturer warranties on components and materials per manufacturer
- On-site quality control by JC Jackson Homes, LLC
- Selections, Pre-Construction, & Pre-Drywall meetings with Builder
- Exclusive 300-point quality control process
- Customer designed “HOOT 1&2” homeowner orientation
- Dedicated customer service team to assist after closing
- 10-year limited home warranty provided by 3<sup>rd</sup> party via Professional Warranty Service Corporation
- 30-Day / 11-Month warranty inspections
- 2x4 exterior wood frame walls
- Engineered floor and roof truss package
- Nailed & glued ¾” (tongue & groove) subfloor – 2-story