



Smith Douglas Homes Presents

# THEYS MILL

## INCLUDED FEATURES

### ELEGANT INTERIORS

- Expansive 9' smooth ceilings on entire main floor & second floor (per plan)
- 2" faux wood blinds on all accessible windows on front of house
- Cottage-style interior doors
- High performance engineered hardwoods in Foyer & Powder Room
- Lush wall-to-wall carpeting with padding
- Two-piece crown molding on first floor living areas
- Chair rail & shadow box in Dining Room & Foyer
- Ceiling fan in Family Room and Owner's Suite
- Pre-wired for cable in Family Room & Owner's Suite
- Choice of interior paint colors (white ceilings are an upgrade)
- Carbon monoxide detector installed
- Ventilated shelving in pantry & closets
- Smoke detectors on first & second floors

### ELEGANT BATHROOMS

- Spacious owner's bath with shower & separate garden tub
- Easy to clean cultured marble countertops
- Raised vanity counter in Owner's Bath
- Double bowl vanity in Owner's Bath (per plan)
- Chrome bathroom fixtures
- Bathroom cabinets to match kitchen cabinets color selection

### SPACIOUS KITCHENS

- Stainless steel Frigidaire appliances: electric range, dishwasher, & microwave
- Durable, low-maintenance granite countertops
- Quality 30" wood cabinets with crown molding & easy-clean interiors
- Ice-maker plumbing for refrigerator
- Stainless double sinks with single lever faucet & sprayer
- Recessed can lights (per plan)

### QUALITY ASSURANCE PROGRAM

- Pre-occupancy & acceptance review prior to close
- Quality assurance program with 1, 3, & 11-month follow-up
- SDH 10-year structural warranty with 1-year limited warranty

### LOW MAINTENANCE EXTERIORS

- Professionally landscaped homesites with sod in front, side, and 25' of rear yard (natural areas excluded)
- Two-car overhead insulated garage door with hardware & garage door opener
- Architectural trim accents
- Aluminum gutters on all overhands with splash blocks
- Deadbolt locks on front & rear exterior doors
- Low maintenance vinyl siding with designer colors
- 10' x 12' Concrete patio or deck (per plan)
- Coach light at garage
- Two exterior water faucets
- Three exterior weather-proof electrical outlets

### QUALITY CONSTRUCTION

- Reinforced poured concrete foundations
- Structurally engineered roof & floor truss system
- All sub floors are fully secured using three-step technique: glued, nailed, & screwed to minimize floor squeaks
- Structurally engineered stair system
- Roof shingles with 20-year warranty
- Initial Green Pest Control pre-treat (behind walls)
- Sentricon termite control system

### ENERGY EFFICIENT SAVINGS

- All homes completed with house wrap
- Dual-zoned electric HVAC system with programmable thermostats
- Insulated, high-efficiency fiberglass doors with adjustable thresholds
- Insulation: R-10 slab, R-15 framed exterior walls, R-38 ceilings
- Solid vinyl insulated low-E tilt-in windows

### DUKE ENERGY HERO PROGRAM

- Healthier air, lower utility bills, increased durability
- HERS-Rated
- State of the art 50-gallon heat pump water heater
- Attic Radiant Barrier
- Insulation: R-15 Walls, R-38 Blown-In Attic
- 100% LED Lighting
- Stringent testing: 4 ACH50, less than 4% duct leakage
- 3<sup>rd</sup> party inspections & testing (see guidelines)

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QUALITY | INTEGRITY | VALUE



\*Information is believed to be accurate but is not warranted. Subject to change without notice. Smith Douglas Homes® 1/1/18

Contact A New Home Specialist at 919-441-9286