

SAULS FARM

GARNER, NC | STANDARD INCLUDED FEATURES

ELEGANT INTERIORS

- Expansive 9' smooth ceilings on entire main floor AND second floor (per plan)
- 2" faux wood blinds on all accessible windows on front of house (excluding attics)
- Cottage-style interior doors (Sante Fe)
- High-performance engineered hardwoods in the Foyer and Powder Room (per plan)
- Two-piece crown molding on first-floor main living areas (per plan)
- Chair rail and shadow box in Dining Room and Foyer (per plan)
- Choice of interior paint colors (white ceilings are an upgrade).
- Choice of lighting fixture finishes
- Over-head lighting in all secondary bedrooms
- Pre-wire for ceiling fan and cable in Family Room and Owner's Suite; Pre-wire for phone in Owner's Suite.
- Carbon monoxide detector
- Ventilated shelving in pantry and closets
- Smoke Detectors on first and second floors

ENDURING EXTERIORS

- Professionally landscaped homesites with sod in front yard, seed and straw sides and rear (natural areas excluded)
- 2-car garage with opener and two remotes
- Insulated garage door with hardware (per plan)
- Architectural trim accents (per plan)
- Deadbolt locks on front and rear exterior doors
- Low maintenance vinyl siding with designer selected colors
- Aluminum gutters on all overhangs with splash blocks
- 10' by 12' concrete patio or deck (per plan/lot)
- Three exterior weather-proof electrical outlets
- Two exterior water faucets
- Coach light at Garage

QUALITY CONSTRUCTION

- All sub floors are fully secured using three-step technique, nailed and screwed to minimize floor squeaks
- Reinforced poured concrete foundations
- Structurally engineered stair system
- Roof and floor truss system manufactured in a strict, quality controlled environment
- 14" floor joists
- 25-year roof
- Initial Green Pest Control pre-treat (behind walls)
- Sentricon termite control system

QUALITY ASSURANCE PROGRAM

- Pre-occupancy and Acceptance Review prior to Closing
- Quality Assurance Program that includes 30-day, 90-day, and 11-month follow up
- SDH 10-Year Structural Warranty and 1-year limited warranty*

SPACIOUS KITCHENS

- Durable, low-maintenance, natural granite countertops
- Quality wood cabinets with crown molding and state-of-the-art finishes with easy-clean interiors
- Staggered cabinet over microwave
- Black Frigidaire electric range, dishwasher and microwave
- Stainless steel double sinks with single level faucet and sprayer
- Ice-maker plumbing for refrigerator
- Recessed can lights (per plan)

BATHROOMS

- Spacious Owner's Bath with shower and separate garden tub
- Easy-to-clean, non-porous, hygienic, designer, cultured marble with matte finish
- Raised vanity counter for easy-access in Owner's Bath (per plan)
- Double bowl vanity in Owner's Bath (per plan)
- Bathroom cabinets match color selection of kitchen cabinets
- Chrome bathroom fixtures

ENERGY EFFICIENT SAVINGS

- All homes completed with high performance house wrap
- Dual-zoned, electric HVAC system with programmable thermostats (per plan)
- Durable fiberglass front entry and rear doors with adjustable threshold
- Steel insulated high-efficiency entry door from garage with adjustable thresholds
- Insulation: R-10 slab, R-38 flat ceilings, R-38 vaulted ceilings
- Solid vinyl-insulated Low-E tilt-in windows with screens

DUKE ENERGY HERO PROGRAM

(High Efficiency Residential 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 and R-38 Blown-In Attic
- Lighting requirements: 100% LED
- More stringent testing: 4 ACH50, less than 4% duct leakage
- 3rd party inspections and testing (see guidelines)



QUALITY | INTEGRITY | VALUE

*Information believed to be accurate and is not warranted. Subject to change without notice. Square footage is approximate. Elevation and bed/bath count may vary per plan/community. The specific coverages and exclusions for both the 1-Year Limited Warranty and 10-Year Structural Warranty are governed by the Homeowner Guide and Limited Warranty handbook provided to the homeowner.

