

# INCLUDED STANDARD FEATURES

## Distinctive Quality Construction Features

- Timeless Craftsman style front elevation designs with traditional high pitched roofs
- Second story homes have ¾" T&G subfloor secured with construction adhesive screwed over engineered floor system
- All sheetrock wallboard secured with screws
- Engineered 3,000 psi concrete home foundations
- Anchor bolt reinforcements in concrete foundation on all exterior walls
- Custom engineered wall panels and roof trusses with structural ties for maximum sheer strength
- Overhead metal garage doors with electric opener and oversized garages
- Smoke and carbon monoxide detectors in every bedroom
- Cement fiber siding, soffit, and trim with 25 year warranty
- Composite 3 tab shingles with 20 year limited warranty
- Divided light windows powder coated aluminum with insulated Low E double pane glass
- Concrete covered rear patio with ceiling fan
- Beautiful landscape package to include mulched front bed, several shrubs, and two trees
- Fully sodded front yard with drought resistant Tifway 419 Bermuda and sod 10' out from the sides and rear of home
- Brushed nickel hardware throughout the house
- 6' privacy fence around the backyard
- Professionally matched 3 color exterior paint scheme selections packages
- 2 exterior water hose bibs with locations (per plan)

## Energy Saving Features

- 14 SEER high efficiency HVAC system professionally sized per manual J's of each home design
- Radiant barrier roof decking
- Programmable digital thermostat
- R-30 blown in fiberglass insulation
- R-13 fiberglass batt insulation in all walls and knee walls
- Insulated SHGC Low E double-pane windows throughout (Solar Heat Gain Coefficient)
- Poly foam at all sole base plates, doors and windows to prevent air infiltration

## Dramatic Interior Custom Quality Features

- Solid granite kitchen countertops
- Tile countertop backsplash in the kitchen
- Decorative stain and wear resistant 5 year warranty carpet
- Hand troweled medium Monterey drag wall texture
- Ceiling fans in master bedroom and family room
- Sloped and tray ceiling treatments per plan design
- Pre-wiring for cable or SAT TV in all bedrooms and family room
- Decorator raised panel oak hardwood kitchen cabinets with crown molding trim in several color choices
- Matching oak bathroom vanity cabinets
- Designer pedestal type sink in formal powder room half bath plan designs
- Kitchen appliance package with color choice to include a range/oven, microwave and dishwasher
- Island kitchen cabinet (per plan)
- Pre-plumbed for refrigerator ice-maker supply water line
- Deep stainless steel kitchen sink with decorative faucet
- Recessed can style lighting in kitchen
- Ceramic tile in kitchen/breakfast area, front entry foyer, back door exit, all baths and laundry room
- Colonial style 3.5" base moulding
- Multi panel interior doors
- Quality Sherwin Williams® latex paint

## Warranty Guarantee - Special Features

- 10-Year structural warranty (foundation, structural wall and roof components)
- 2-Year mechanical warranty (HVAC, plumbing, electrical)
- 1-Year on workmanship warranty
- Name Brand manufacturers' warranties (appliances, plumbing fixtures, carpet, etc.)
- Detailed on-site Silverback Homes quality inspection process throughout all building stages
- Your involvement in your new home building process
- Pre-Construction Orientation and Pre-Closing Settlement Orientation with your builder