

WOODRIDGE

Premier Series

QUALITY CONSTRUCTION

- 10 year foundation and structural warranty
- 1 year overall construction defect and 2 year major mechanical warranty
- To protect against invading pests and prevent termite infestation, Pacesetter Homes includes Taexx® built-in pest control "Tubes in the Wall" system and Boracare termite application to frame material
- PEX plumbing system with 25 year limited warranty
- Engineered post tension foundation with pre-pour inspection performed by independent foundation engineer and stress verification after placement
- Garages are finished with drywall texture, trim and painted
- Engineered Anthony® Power Joist® floor system on two story homes
- ¾" OSB tongue and groove sub-flooring fastened with Paslode tetraGrip™ fasteners for superior squeak resistance on two story homes
- On site framing based on independent engineered frame design utilizing advanced framing techniques
- Multiple "in-line" stage inspections for quality assurance are made throughout the building process with a quality inspection performed by independent third party

INTERIOR DETAILS

- Unique architectural designs and details that are flexible to meet your lifestyle
- Personalize your new home with an interior finish selection appointment at the SW Design Studio. Guided by a professional interior design consultant (based on stage of construction)
- PPG paint in a **choice** of (11) interior wall and (2) interior trim colors to personalize your new home
- **Choice** of (3) interior doors styles for a unique and stylish look
- Elegant 5-1/4" baseboards on the first floor
- Splatter-drag textured walls and ceilings throughout with round drywall corners (excluding windows, closets, garage and 45° corners) at for added style
- 5.1 surround sound pre-wire in Family Room and 7.1 surround sound pre-wire in Media (per plan) for an increased audio experience
- Stylish Decora/rocker light switches in **choice** of (2) colors
- Structured wiring package includes central panel with 3 ITV locations, 1 phone outlet using RG6 or CAT5e wiring

INTERIOR DETAILS CONT'D

- Ceiling fans located in the Family Room, Master Bedroom, and Game Room (per plan) with **choice** of satin nickel or oil rubbed bronze finish
- Flexible lighting fixture program with **choice** of finishes to personalize your new home
- Prewired for security system with door contacts, motion detector, siren and keypad
- **Choice** of (10) stair handrail baluster patterns
- **Choice** of (3) interior door hardware styles
- Flooring consists of Group 2 floor tile in entry, kitchen, utility and baths with solution dyed carpet that is stain and fade resistant in the remainder of the home

STYLISH KITCHEN

- Stylish professionally finished knotty alder kitchen cabinets with **choice** of (5) door styles and (7) finished colors
- Cabinets include quiet extra strength full extension drawer guides, 36" upper cabinets with adjustable shelves, cove style crown moulding and staggered cabinet heights with extra depth at refrigerator and above range/cooktop
- **Choice** of 3CM granite or 2CM quartz countertops with (4) edge styles
- **Choice** of (2) under mount sink selections styles
- Whirlpool stainless steel appliances that include heavy duty dishwasher w/ 1-hour wash cycle, soil sensor and high temp wash, 5.3 cubic foot ceramic glass electric range with varying element sizes, 2.2 cubic foot 1200 watt microwave with sensor cooking, 30 second add, control lock and integral vent hood vented to outside
- Group 2 floor tile backsplash with variety of sizes, textures, finishes and colors
- Floor tile in **choice** of multiple sizes, textures, finishes and colors
- Upgraded Moen Arbor® high arc integral pull down kitchen faucet
- Ice maker line at refrigerator location
- Garbage disposal
- Vent hood vented to outside
- LED recessed ceiling style kitchen lighting

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LUXURIOUS BATHS

- 2CM quartz countertops with under mount sinks in Master Bath
- Group 2 floor tile at Master Bath shower walls available in multiple sizes, textures, finishes and colors
- Garden tub with tile skirt in Master Bath
- 42" tall mirror with **choice** of beveled edge or (7) frame styles in Master Bath
- Upgraded rectangular pedestal sink in Powder Bath (per plan)
- 34" full height vanity cabinets with full extension drawer guides (per plan) for added comfort and additional storage
- 36" tall mirror with **choice** of beveled edge or (7) frame styles in Powder or Guest Bath
- **Choice** of (4) plumbing fixtures styles in Master Bathroom, Powder or Guest Bath to personalize to your interior design style
- Quiet bath exhaust fans vented to exterior to remove humidity and enhance comfort
- Bath hardware in a **choice** of (2) finishes
- Performa™ by Sterling® tub for ease of cleaning in all secondary baths
- Engineered marble countertops in secondary baths with large oval sinks
- White elongated commodes in all baths
- Floor tile in **choice** of multiple sizes, textures, finishes and colors

EXTERIOR DETAILS

- Dimensional roof shingles for additional curb appeal and longer limited lifetime manufacturer's warranty
- **Choice** of clear or obscure glass windows in bathrooms (per plan)
- **Choice** of exterior selection packages with various color selections created by professional designer for well-coordinated, elegant finish
- **Choice** of (2) insulated garage door styles
- Garage door opener with two remotes
- **Choice** of (3) front door styles in solid wood to personalize the exterior of your new home
- (2) frost proof hose bibs
- 6' board to board pre-stained fence
- Fully sodded yard and landscape package with (2) trees

EXTERIOR DETAILS

- Programmable irrigation system with rain/freeze sensor for sod and landscape
- Full gutters

ENERGY SAVINGS

- Lennox 16 SEER rated air condition system performance and 80% A.F.U.E. electric furnace for added comfort and lower utility cost
- Honeywell VisionPRO programmable WiFi thermostat with smart phone app connectivity
- Fresh air intake to improve indoor air quality
- Foam gasket seal placed between foundation and exterior wall framing and rim gasket at top plate to reduce outside air infiltration into home for better energy performance
- Bottom tilt sash vinyl windows with Low-E, argon gas filled double pane glass for higher energy efficient performance in a **choice** of colors
- Independent third party conducted blower door and duct blaster test to confirm air infiltration meets or exceeds minimum requirement
- Radiant barrier roof decking to inhibit thermal radiation
- R-13 batts in 2X4 walls, R-19 batts in 2X6 walls, R-22 batts in sloped ceilings and R-38 blown insulation in attic
- Water efficient plumbing fixtures
- Combination of CFL and LED lighting bulbs
- Two stage polyseal foam program decreases air infiltration for higher insulation performance. Initial stage occurs at frame stage to seal gaps and mechanical penetrations prior to drywall placement. The second stage is installed after drywall to seal around mechanical boxes.

INCLUDED PLAN OPTIONS

- Brick at rear of home – per plan