

## Interior Features

Feature	Standard	Upgrade <i>*per neighborhood</i>	Feature	Standard	Upgrade <i>*per neighborhood</i>
<b>Interior Trim</b>			<b>Countertops</b>		
Baseboard	5.25 baseboard	<i>1x4 or 1x6 Base</i>	Kitchen	Level One Granite/Quartz	<i>Upgraded Granite/Quartz</i>
Casing	Windows/doors 454	<i>1x4</i>	Bath	Venetian Marble	<i>Granite/Quartz</i>
Shoe mold	quarter round painted		<b>Floors</b>		
Stairs	Carpet Stairs	<i>Oak treads/riser to match trim</i>	Wood/Laminate	Level One LVP	<i>Level 2 LVP, Level 3 LVP</i>
Newell Post	Option if open rail chosen		Areas	LVP (foyer, kitchen, family, opt. dining/breakfast)	<i>LVP Additional Rooms</i>
Pickets	Painted pickets	<i>Metal Spindles</i>	Carpet	All bedrooms	<i>LVP/Eng. Hardwood</i>
Crown		<i>Optional Anywhere</i>	Baths	Level One Vinyl/Tile 12x12	<i>Tile Upgrade (6x36,12x24, etc.)</i>
Attic Access	Pull down unless plan states other		<b>Shelving/Mirrors/Bath Acc.</b>		
<b>Drywall/ Paint</b>			Bedrooms	All Closets	<i>Built-In's</i>
Ceilings/walls	Smooth/Flat paint		Bathrooms	Linen per plan	
Garage	Finished		Kitchen	Pantry	
Interior color	1 wall color, 1 trim/door color	<i>Master Bedroom/ Dining</i>	Bath Mirrors	All Frameless	<i>Framed Mirrors</i>
Closets/ceiling/garage	White		Bath Accessories	Brushed Nickel/Chrome	<i>Matte Black/Gold</i>
<b>Interior Doors/Hardware</b>			Appliances		
Color hardware	Brushed nickel	<i>Matte Black</i>	Color Finish	Stainless Steel	<i>Smudge Proof</i>
Hinge color	Match hardware finish		Package	Level One Electric (not including refrigerator)	<i>Gas</i>
Style	Raised panel	<i>Flat Panel/Studio</i>	Fireplace		
<b>Cabinets</b>			Size/Type	32 in. box direct vent	<i>Shiplap/Stone/Brick</i>
Door Style throughout	Painted Flat Panel	<i>Door style/stain/ paint option</i>	Mantle/Hearth	3 piece painted/black slate	
Vanity Height	36 inch all baths				
Laundry		<i>Optional wall</i>			

## Exterior Features

Feature	Standard	Upgrade <i>*per neighborhood</i>	Feature	Standard	Upgrade <i>*per neighborhood</i>
<b>Windows</b>			<b>Roofing</b>		
Type	Single hung white vinyl w/ low E glass	<i>Black</i>	Shingles	Architectural 30 yr.	<i>Metal on porches only</i>
Grid Pattern Front	per plan		Gutters	White Wrap	<i>Add'l Color Option</i>
Grid Pattern Side/Rear	per plan		<b>Exterior Finish</b>		
<b>Exterior Doors</b>			Siding Type	5" Vinyl siding/Gable accent board & batten	<i>Hardie Board</i>
Front Entry Door	6-8 Ht. Fiberglass per plan		Ext. Trim	Aluminum/Vinyl	
Rear Double Doors	6-8 Ht. Single side French door		Porch Ceilings	Vinyl	<i>Stained Wood/Painted Hardie Boardwood</i>
Garage/House Door	6-8 Ht. Steel Door		Shutters	Per Plan	
<b>Overhead Garage Door</b>			Gutters/Downspouts	White	<i>Black</i>
Door Size	16 x 8 ht.		Porch, Deck, or Patio	Per Plan	<i>Screened Porch</i>
Door Style	12 panel over glass/decorative hardware				
Opener/Remote/Keypad	Included-2 remotes & keypad				

### Exterior Features *cont.*

Feature	Standard	Upgrade <i>*per neighborhood</i>
<b>Concrete</b>		
Patio	Std. but Optional if plan includes Covered Porch	<i>Ext. Patio/Porch</i>
Flatwork	Driveway/porches/Lead walk Up to 50 ft. from road	

Feature	Standard	Upgrade <i>*per neighborhood</i>
<b>Landscaping</b>		
Sod	10 pallets	<i>Entire Yard</i>
Seed/Straw	Rear Yard	
Plants	Front Beds Only	
Trees	Street trees per plan	
Irrigation		<i>Optional</i>

Feature	Electrical Standard	Upgrade <i>*per neighborhood</i>
Lighting Package	Brushed Nickel	<i>Matte Black/ Farmhouse/Gold</i>
Service Panel	200 amp	
Flood Lights	Rear Corners	
Garage Lights	Both Sides	
Ceiling Fan w/ light pre-wire	All Rooms	
Ceiling Fan w/light kit	Bedrooms/Family Room	
Recessed Lights	per plan option	<i>Additional Rooms</i>
Island Pendants	per plan option	
Under Cabinet Lights		<i>Optional Upgrade</i>
<b>Low Voltage Package/Security</b>		
Cable/Data	per plan option	
Security System	N/A	<i>Optional Upgrade</i>

Feature	Plumbing Standard	Upgrade <i>*per neighborhood</i>
Fixture Finish	Brush Nickel/Chrome	<i>Matte Black</i>
Powder Room Sink	White pedestal	<i>Vanity</i>
Owners Tub/Shower	Per Plan	
Bath Sinks	Venetian Marble	<i>Granite/Quartz</i>
Secondary Bath Tub/Shower	fiberglass one piece tub/shower combo	<i>Tile</i>
Toilets	Elongated comfort height	
Water Heater	50 gal. electric	<i>Tankless</i>
Garbage Disposal	Sewer Only	

Feature	HVAC Standard	Upgrade <i>*per neighborhood</i>
Number of Units	1 split zone minimum	
SEER Rating	14 SEER	
Thermostat	programmable 1 <sup>st</sup> /2 <sup>nd</sup> floor	<i>Nest Thermostats</i>

- ### Energy Efficient Features
- 50-gallon energy efficient hot water heater
  - Maintenance free, low-e single hung vinyl windows with tilt out stashes and screens
  - Energy efficient HVAC System with Variable Speed Air Handler & Programmable Thermostats
  - Programmable Digital Screen Thermostat
  - Certified Duct Testing
  - Continuous Roof Ridge and soffit vent system to reduce cooling cost
  - Ceiling fan in master bedroom, living room and prewired for fans in all bedrooms and bonus (if applicable)

- ### Warranty Coverage
- Superior Homes offers a standard 2-10 Home Warranty. Details at [www.2-10.com](http://www.2-10.com)
  - New homeowner warranty welcome packet
  - On-site walkthrough and warranty orientation with SH representative

### Additional Notes