

INVERNESS

LIFESTYLE HOMES

Highland Series

Included Features

Energy Star Features

- Tilt-in vinyl insulated double pane windows with Low-E glass
- High efficiency gas furnace (92%)
- Power vent 50 gallon gas water heater
- Whisper Green two speed ventilation bath fan (hall bath)
- Enhanced anti-air infiltration sealing & insulating package
- Home tested and certified by an independent EPA certified contractor

Additional Energy Features

- Energy saving air conditioning system with 13 SEER rating
- Premium dent resistant fiberglass six panel insulated exterior doors with privacy deadbolt locks and thumb-latch entry
- R-38 attic insulation, R-30 in cathedral ceilings
- Half basement wall insulation
- Continuous ridge vent
- Maintenance free vented soffits

Construction Features

- Tyvek full house wrap
- 2"x 10" floor joist at 16" O.C.
- 2"x 4" wall construction at 16" O.C. (int. and ext. walls)
- Steel reinforced poured concrete wall foundation
- 1/2" drywall nailed and screwed for a better finish
- Quality FlowGuard Gold or copper plumbing waterlines community specific
- Copper wiring throughout home
- G.F.I. protected circuits per code
- Basement water proofing system w/20 year transferable conditional performance warranty
- Drain tile at interior and exterior of foundation to direct water away from foundation or to sump pump
- Engineered roof trusses
- 200 amp service
- Pressure-treated sill plate around entire perimeter of foundation
- 3/4" tongue and groove sub-flooring with super strong oriented strand board glued and screwed for extra strength

Exterior Features

- Full brick wrap - community specific
- Professionally designed landscape plans
- Fully sodded yards – community specific
- Upgrade landscape package - community specific
- Exterior frost-proof hose bibs front and back
- Duplex weather proof exterior electric outlets front and back
- Fiberglass self-seal dimensional shingles with 30 year warranty
- Seamless aluminum gutters and down spouts
- Raised panel steel garage door
- Garage door opener with one (1) controller
- Maintenance-free vinyl siding with limited lifetime warranty – limited locations (plan & community specific)
- Professionally coordinated exterior color schemes
- 4500 p.s.i. air-entrained concrete walkways, driveways and stoops
- All bath exhaust fans vented to outside
- Front elevation windows and garage door trim to receive primed and painted redwood for enhanced appearance of home per plan
- No identical homes sold side by side and no identical color schemes side by side
- Decorative front door kick plate and door knocker
- Snow removal per HOA specifications
- Lawn, shrub and landscape maintenance per community
- Front yard post light
- Coach lights

Interior Features

- High tech home wiring package includes 3 high speed CAT5 phone outlets and 2 broadband cable locations
- Designer lighting fixtures

- Armstrong no-wax resilient flooring included in kitchen, baths & laundry room
- ShawMark/Armstrong wall-to-wall carpeting
- Raised white six-panel colonial interior doors and trim
- Two coats of Porter flat latex on walls
- Recess light in family room over fireplace
- Wilsonart laminate flooring in entry foyer per plan
- Corian window sills or similar material
- Direct vent gas burning fireplace with marble surround, mantle and fan
- Full basements available on all plans
- Washer/dryer hook-up in laundry room per plan
- Shut-off valves at all sinks and toilets
- Smoke detectors - 1st floor, all bedrooms and basement
- Security dead bolt locks - all exterior doors
- Ventilated dust free shelving in closets
- Brush textured ceilings
- Pressure balance valves for all tubs and showers to prevent scalding and freezing
- Cold air returns in all bedrooms for better circulation and efficiency
- Crown molding in foyer and dining room per plan
- Chair rail in dining room per plan
- All garage walls and ceiling drywalled and rolled with drywall compound

Kitchen Features

- Aristokraft kitchen cabinets with solid oak frames, valance, and crown molding in choice of finishes
- General Electric appliances including recirculating range hood, dishwasher and self cleaning range
- Stainless steel double sink with disposal
- Moen washerless single lever chrome faucets with sprayer
- Kitchen tops are high pressure laminate with wood edging
- Ice maker rough-in

Owner's Suite And Master Bathroom Features

- Spacious walk-in closets with vinyl coated dust free ventilated shelving
- Hollywood-style lighting across top of mirror
- Shower stalls with glass doors (per plan)

Bathroom Features

- Cultured marble vanity tops with backsplashes
- Plate glass mirror above vanity
- Mirrored medicine cabinet in all full baths
- Ceramic tile surrounds on all tubs and showers
- Moen faucets
- Aristokraft vanities with solid oak frames
- Ceramic towel bar and paper holders
- Porcelain on steel bath tubs per plan
- Exhaust fans in all baths
- Energy efficient elongated commodes

Customer Conferences And Inspections

- Pre-Construction Conference
- Pre-Drywall Inspection
- Pre-Settlement Inspection
- Sixty-Day Customer Warranty Service after closing
- One-Year Drywall and Warranty Service Review

Warranties/Guarantee

- Inverness Homeowner One-Year Limited Warranty
- 2-10 Residential Warranty Corporation (RWC) warranty which includes 10 year structural warranty
- Extensive manufacturer's warranties on components and materials



INVERNESS

LIFESTYLE HOMES

Sterling Series

Included Features

Energy Star Features

- Tilt-in vinyl insulated double pane windows with Low-E glass
- High efficiency gas furnace (92%)
- Power vent 50 gallon gas water heater
- Whisper Green two speed ventilation bath fan (hall bath)
- Enhanced anti-air infiltration sealing & insulating package
- Home tested and certified by an independent EPA certified contractor

Additional Energy Features

- Energy saving air conditioning system with 13 SEER rating
- Premium dent resistant fiberglass six panel insulated exterior doors with privacy deadbolt locks and thumb-latch entry
- R-30 attic insulation
- Half basement wall insulation
- Continuous ridge vent
- Maintenance free vented soffits

Construction Features

- Tyvek full house wrap
- 2"x10" floor joist at 16" O.C.
- 2"x4" wall construction at 16" O.C. (int. and ext. walls)
- Steel reinforced poured concrete wall foundation
- 1/2" drywall nailed and screwed for a better finish
- Quality FlowGuard Gold plumbing
- Copper wiring throughout home
- G.F.I. protected circuits per code
- Basement water proofing system w/10 year transferable conditional performance warranty
- Drain tile at interior and exterior of foundation to direct water away from foundation or to sump pump
- Engineered roof trusses
- 150 amp electric service (community specific)
- Pressure-treated sill plate around entire perimeter of foundation
- 5/8" Tongue and groove sub-flooring with super strong oriented strand board glued and screwed for extra strength

Exterior Features

- Brick details on all front elevations with 4' brick side returns
- Professionally designed landscape plans (community specific)
- Sod full front and side yard and rear 5 feet (community specific)
- Exterior frost-proof hose bibs front and back
- Duplex weather proof exterior electric outlets front and back
- Fiberglass self-seal shingles with 25 year warranty (community specific)
- Seamless aluminum gutters and down spouts
- Raised panel steel garage door
- Garage door opener outlet provided
- Maintenance-free vinyl siding w/ limited lifetime warranty (community specific)
- Professionally coordinated exterior color schemes
- 4500 p.s.i. air-entrained concrete walkways, driveways and stoops
- All bath exhaust fans vented to outside
- Front elevation windows and garage door trim to receive primed and painted redwood for enhanced appearance of home per plan
- No identical homes sold side by side and no identical color schemes side by side
- Decorative front door kick plate and door knocker
- Snow removal per HOA specifications
- Lawn, shrub and landscape maintenance per community
- Coach lights
- Front yard post light

Interior Features

- Three (3) phone jacks and Two (2) cable outlets
- Designer lighting fixtures
- Armstrong no-wax resilient flooring included in entry foyer, kitchen, baths & laundry room
- ShawMark/Armstrong wall-to-wall carpeting
- Raised white six-panel colonial interior doors and trim
- Two coats of Porter flat latex on walls
- Vinyl window sills or similar material
- Full basements available on all plans
- Washer/dryer hook-up in laundry room per plan
- Shut-off valves at all sinks and toilets
- Smoke detectors - 1st floor, all bedrooms and basement
- Security dead bolt locks - all exterior doors
- Ventilated dust free shelving in closets
- Brush textured ceilings
- Pressure balance valves for all tubs and showers to prevent scalding and freezing
- Cold air returns in all bedrooms for better circulation and efficiency
- Garage common walls and ceiling to receive drywall
- Polished brass passage and primary locks

Kitchen Features

- Aristokraft kitchen cabinets with solid oak frames in choice of finishes
- General Electric appliances including range, recirculating range hood and dishwasher
- Stainless steel double sink with disposal
- Moen washerless single lever chrome faucets
- Laminate counter top (square edge) with backsplash in choice of colors
- Ice maker rough-in

Owner's Suite And Master Bathroom Features

- Spacious walk-in closets with vinyl coated dust free ventilated shelving
- Hollywood-style lighting across top of mirror
- Shower stalls with glass doors (per plan)

Bathroom Features

- Cultured marble vanity tops with backsplashes
- Plate glass mirror above vanity
- Mirrored medicine cabinet in all full baths
- Ceramic tile surrounds on all tubs and showers
- Moen faucets
- Aristokraft vanities with solid oak frames
- Ceramic towel bar and paper holders
- Porcelain on steel bath tubs per plan
- Exhaust fans in all baths
- Energy efficient round front commodes

Customer Conferences And Inspections

- Pre-Construction Conference
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