

MCMURPHY

— HOMES —

SINCE 1955

Foundation Series Quality Features INCLUDED IN EVERY HOME

KITCHEN

- All Wood Cabinets with Soft Close Feature
- Granite Countertops with 4" Granite Backsplash
- Stainless Steel 10" Deep Undermount Sink
- Led Puck Lighting in Kitchen
- Faucet – Delta Coranto in Choice of Finish
- Pantry with Light Per Plan
- Stainless Steel Frigidaire Gallery Appliances: Refrigerator, Smooth Surface Electric Range With Microwave Above and Multi-Cycle Dishwasher

ELECTRICAL

- 200 Amp Service Panel
- Decorator Curated Lighting Packages
- Ceiling Fan with Light in Great Room and Owner's Suite
- 2 Coach Lights at Garage Per Plan
- Vanity Light Fixtures in Bathrooms
- 1 USB Outlet in all Bedrooms & Kitchen
- Ethernet Cat 5 in all Bedrooms and Great Room with Structured Wire Panel
- 2 Floor Receptacles in Great Room w/USB Plug

BATH

- All Wood 36" Vanities with Soft Close Feature and Choice of Standard Hardware
- Granite Vanity Top and Backsplash with Rectangular White Porcelain Undermount Sink
- Framed Mirror over Each Sink
- 4" Spread Faucets – Delta Woodhurst in Choice of Finish
- Three Piece Delta Bath Accessories in all Full Bathrooms which include the following: Towel Bar, Towel Ring, Robe Hook & Paper Holder in Choice of Finish | Two Piece in Half Bath
- Secondary Bathroom includes One Piece Fiberglass Tub/Shower Combination or Freestanding Shower per Plan
- Owners Suite One Piece FiberGlass Shower with One Piece Fiberglass Tub and Delta Woodhurst Deck Mounted Tub Filler Faucet Per Plan

PAINT & TRIM

- Sherwin Williams Paint - White Ceilings and One Choice of Wall Color. Egg Shell with Flat Ceiling and Semi-Gloss Trim
- Smooth Finish Walls and Ceilings with Square Corners
- Choice of Interior Doors in Several Styles
- 5 ¼" Baseboard and 3 ¼" Door Casing
- Painted and Trimmed 2-Car Garage Per Plan
- Large Walk-in Closet – Owner's Suite
- Ventilated Wire Shelving in all Closets, Pantries and Linen Closets and in Utility Room Over Washer and Dryer Location

FLOORING

- Waterproof Luxury Vinyl Plank Flooring Throughout

EXTERIOR DOORS & WINDOWS

- Fiberglass Insulated Entrance Doors with Choice of Hardware Finish
- Single Hung White Vinyl Windows Grille Style Per Plan (windows are drywall wrapped with a wood stool and apron)
- Low E Dual Pane Insulated Glass
- Screens on all Operable Windows
- Full Glass Rear Exterior Door
- Wind Rated and Insulated Overhead Garage Door(s) Per Plan
- Smart Garage Door Opener(s) with Two Remotes Per Plan
- Attic Storage (Garage) – Per Plan
- Attic Pull Down Stairs (Garage) – Per Plan

STRUCTURAL

- On Site, Stick Built Construction in Compliance with the International Residential Code
- 8' First Floor Ceiling Heights Per Plan
- 3500 PSI Concrete - Monoslab, Chainwall, Piling or Pier Foundations per Site Condition
- Full OSB Wall Sheathing on all Exterior Walls
- Engineered Wood Products used in Plans with Open Spans
- Exterior Wall Sill Plates Anchored to Foundation
- Hurricane Straps at each Rafter and Top Plate Strapped to Wall Studs
- Design Wind Speed: 130 MPH

ENERGY SAVING FEATURES & MISCELLANEOUS

- 16 SEER Heat Pump with Programable Thermostat
- 50 Gallon Tank Electric Water Heater in Garage
- Water, Air and Vapor Barrier House Wrap on all Exterior Wall Sheathing
- R-38 Attic Spray Foam Insulation
- R-13 Batt Insulation in Walls

EXTERIOR

- 25' of Poured Concrete Driveway with Walkway to Front Door
- Covered Rear Porch Per Plan
- Architectural Shingles With Limited Lifetime Warranty
- Synthetic Roof Underlayment with Metal Drip Edge
- Brick Veneer (Per Plan)
- James Hardie® Siding, Fascia, Soffit & Porch Ceilings (Per Plan)
- Sherwin Williams Paint
- Termite Treatment with Guarantee and Bora Care Treatment
- 2 Exterior Hose Bibs
- Seed & Straw Disturbed Areas of Homesite

WARRANTY

- 6-year Limited Structural Warranty
- 2-year Limited Mechanical Warranty (Plumbing, Electrical, HVAC)
- 1-year limited Workmanship Warranty