

# 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 GE Gallery Appliances: Refrigerator, Smooth Surface Electric Range With Microwave Above and Multi-Cycle Dishwasher

#### BATH

- All Wood 36" Vanities with Soft Close Feature
- 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 & 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
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#### FLOORING

- Waterproof Luxury Vinyl Plank Flooring Through- out

#### 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

#### 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

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#### 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 Pull Down Stairs – Per Plan

#### STRUCTURAL

- Roof is constructed to FORTIFIED Roof™ Specifications and 3rd Party Inspection
- On Site, Stick Built Construction in Compliance with the International Residential Code
- 8' First Floor Ceiling Heights Per Plan
- 3500 PSI Concrete – Monoslab Foundation
- 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: 160 MPH

#### ENERGY SAVING FEATURES & MISCELLANEOUS

- 15.4 SEER Heat Pump with Programable Thermostat
- 50 Gallon Tank Electric Water Heater
- Water, Air and Vapor Barrier House Wrap on all Exterior Wall Sheathing
- R-38 Attic Encapsulation Open Spray Foam Insulation and R-13 Fiberglass Batt Insulation in Walls of Conditioned Area

#### EXTERIOR

- 25' of Poured Concrete Driveway with Walkway to Front Door
- Covered Rear Porch Per Plan
- Architectural Shingles With Lifetime Limited Warranty
- Ice and Water Shield Underlayment
- 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