

# MCMURPHY

## — HOMES —

SINCE 1955

Signature Series Quality Features

INCLUDED IN EVERY HOME

### KITCHEN

- All Wood Cabinets with Soft Close Feature
- Granite Countertops and 4" Granite Backsplash  
Stainless Steel 10" Deep Undermount Sink
- LED Puck Lighting in Kitchen with Island Pendants Per Plan
- Faucet – Delta Coranto in Choice of Finish
- Pantry with Light Per Plan
- Stainless Steel GE Appliances | Refrigerator, Smooth Surface Electric Cooktop, Multi-Cycle Dishwasher, Wall Oven with Built-in Microwave Above and Hood Vent Insert above Cooktop

### BATH

- All Wood 36" Vanities with Soft Close Feature
- Granite Vanity Top and 4" Granite Backsplash with Rectangular White Porcelain Undermount Sink Framed Mirror over Each Sink
- Faucets – Delta Woodhurst in Choice of Finish
- 8" spread in Owners Suite and 4" spread in Secondary Bathrooms
- Four 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 Tile Shower with Freestanding Tub Delta Woodhurst Deck Mounted Tub Filler Faucet Per Plan

### FLOORING

- Ceramic Tile All Bathroom Floors and Waterproof Luxury Vinyl Plank Flooring Through-out

### ELECTRICAL

- 200 Amp Service Panel
- Decorator Curated Lighting Packages
- Ceiling Fan with Light in Great Room, all Bedrooms and Rear Porch Per Plan
- 2 Coach Lights at Garage Per Plan
- Vanity Light Fixtures in Bathrooms
- 1 USB Outlet in all Bedrooms & Kitchen

### 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 8' Tall In Main Living Area 6'8" in Secondary Areas
- 5 1/4" Baseboard and 3 1/4" Window and Door Casing
- Tray Ceiling with Crown Molding on Inside of Tray Area Per Plan
- Crown Molding in Owners Suite, Foyer, Great Room, Kitchen and Dining Room
- Painted and Trimmed 2-Car Garage Per Plan
- Large Walk-in Closet – Owner's Suite
- Painted Wood Shelving in all Closets, Pantries and Linen Closets with Metal Closet Rods
- Upper Cabinets 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
- 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
- 9' and 10' First Floor and 9' Second Floor Ceiling Heights Per Plan
- 3500 PSI Concrete Monoslab Foundation 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: 160 MPH

#### ENERGYSAVING FEATURES & MISCELLANEOUS

- 15.4 SEER Heat Pump with Programable Thermostat
- Tankless Water Heater Mounted on Garage Exterior. (\*Provided there is natural gas on site. If natural gas is not on site, the owner must purchase LP tank.)
- 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
- Synthetic Roof Underlayment with Metal Drip Edge
- Brick or 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