

Included Features

Welcome to Graham Hart Home Builder. Every Graham Hart Home has been designed with opportunities for personalization. Below is the list of the many included features for our **Skyline Ranch Community**.

INTERIOR STANDARD FEATURES

- Hand Laid Ceramic Tile In Entry, Kitchen, Nook, Pantry, Utility Room, And All Baths
- Luxurious Carpet With Numerous Choices Includes Upgraded Half Inch Pad
- High Quality, Satin Enamel Paint With Lacquer Undercoat On All Wood Work
- Elegant Six-Panel Smooth Interior Doors
- High Profile 5 1/4 Inch Baseboards With Scroll Top
- Full Security System On All Exterior Doors And Operable Windows With Keypad And Attic Siren
- Custom-Built, Satin Finished Stained Cabinets
- Raised Panel "Picture Frame" Cabinet Doors With Hidden European Style Hinges
- Beautiful Cultured Marble Vanities In Baths
- Drag Textured Wall And Ceilings
- Distinctive Rounded Corners At Interior Openings, Excluding Windows
- Steel Tub/Shower With Tile Surround In Secondary Bathrooms
- 36 Inch Wood Burning Fireplace
- Pre-wired With 2 Telephone Outlets, And 3 Satellite Outlets
- Ceiling Fan With Light Kit In Great Room
- Secondary Bedrooms Blocked For Future Fans
- Game Room And Owner's Retreat Wired For Future Fans
- Smoke Detectors Interconnected With Battery Backups
- Pull Down Attic Stairways With Attic Lights (Per Plan)

OWNER'S RETREAT FEATURES

- Cultured Marble Vanities With Custom Crafted Bowls
- Smooth Satin Stained Custom Cabinets
- Obscure Tempered Glass In Exterior Window (Per Plan)
- Deluxe Shower With Tile Surround And Recessed Tile Floor
- Spacious Drop In Tub With Ceramic Tile Surround And Stained Wood Skirt

GOURMET KITCHEN FEATURES

- Locally Crafted, Satin Finished Stained Cabinets
- Raised Paned ("Picture Frame") Doors With Hidden European Style Hinges.
- Double Compartment Stainless Steel Sink
- Recessed Lighting
- Frigidaire 30" Stainless Steel Electric Smooth Top Range With Microwave Oven Above
- Frigidaire Built-In Dishwasher
- Distinctive Delta® Plumbing Fixtures
- 1/3 Horsepower In-Sink Disposal
- Icemaker Connection

EXTERIOR STANDARD FEATURES

- Rugged Clay Fired, Kiln Dried, Brick
- Covered Front Porches With Extended Front Porch Options
- Two Coach Lights On Garage (Per Plan)
- Bermuda Sod Over The Entire Yard
- Classically Landscaped Front Yard Including Two Trees
- Full Yard Programmable Sprinkler System
- Six-Foot Wood Privacy Fence With Wood Posts And One Gate
- Textured And Primed Siding And Soffit
- Wide Selection Of Paint Colors And Brick Choices
- Pre-Cast Cultured Stone Address Plate
- Garage Pre-Wired For Future Opener
- Custom Metal Mailbox Per Community Standards
- Two Exterior 110 Volt Weatherproof Outlets

ENGINEERING & ENERGY EFFICIENT FEATURES

- **14 SEER Trane® Zoned Heating And Air-Conditioning**
- Programmable Thermostat(s)
- **R-14 Blown Fiberglass Insulation In All Exterior Walls**
- R-22 Fiberglass Insulation In All Sloped Ceilings
- **R-38 Blown Fiberglass Insulation In All Ceilings**
- **Low E Vinyl Windows with Divided Light on Front Elevation**
- **Tech Shield® Radiant Barrier Roof Decking**
- **Zurn Pex® Water Pipe With Metal Flex Trim Pipe**
- **Zurn Pex Water Delivery Manifold System**
- Critical Air Infiltration Openings Sealed With Expanding Polyurethane Foam
- Engineered Post Tension Foundation
- 30 Year Architectural Roofing Shingles
- 52-Gallon Hot Water Heater
- Squeak Resistant I-Joist Sub Floor Beams On All Two-Story Plans
- Zurn Pex Water Pipe With Metal Flex Trim Pipe
- Tongue And Groove OSB Subfloor Installed With Glue, Screws, And Nails
- Sheetrock Edges Secured With Screws To Help Prevent "Nail Pops"
- Fiber Cement Continuous Soffit Ventilation
- Limited 1-Year Workmanship, 2-Year Systems, And 10-Year Major Structural Defect Warranty

