

## Standard Features for Morningside

### Entry and Foyer

- Two-story foyer (per plan)
- Transom and side-lights (per plan)
- Insulated fiberglass front door
- Wood flooring

### Dining Room

- Unique craftsman style trimwork

### Family/Great Room

- Fireplace with wood mantle and masonry surround
- Pre-wired and braced for ceiling fan with light kit
- Wood Flooring

### Kitchen/Breakfast Area

- Cabinets - concealed hinges, raised panel, dimensional layout
- Ice maker connection
- Granite Tops
- Pantry shelving, tight mesh
- Wood Flooring
- Tile Backsplash

### Master Suite

- Double Trey Ceiling (per plan)
- Pre-wired and braced for ceiling fan with light kit
- Walk-in closet with ventilated shelving

### Bath

- Granite Counter Tops
- Double bowl vanities (per plan)
- Tile Flooring
- Chrome fixtures (two knob on 8" center)
- Window over tub with obscure glass

### Hall Bath (secondary baths)

- Fiberglass tub/shower unit
- Granite Tops
- Chrome fixtures (single handle 4" center)
- Tile Flooring

### Powder Room (1/2 Bath)

- Base Cabinet sink (where space allows) with Granite Top
- Chrome Fixtures (dual handle 4" spread)
- Wood flooring (if off foyer)
- Tile (if not off adjacent sand and finish location)

### Laundry

- Washer/Dryer Connections
- Ventilated Shelving

### Interior Features

- Bedroom light fixtures braced for future fan
- Smooth Ceilings Throughout
- Ventilated shelving
- Lighting Allowance of \$1,000.00
- Carpeted areas - 6lb pad
- Wrought iron balusters on interior open staircases (per plan)
- 9' Ceilings on Main Floor

### Safety Features

- Full Alarm system ready for activation, key pad at rear entry Hard-wired smoke detector with battery backup
- Ground fault interrupt circuits
- Copper wiring
- Garage Door with Garage Door Opener & two remotes

### Exterior Features

- Finished two car garage with opener
- Low maintenance exterior vinyl soffits
- Fiber Cement siding per rendering/plan
- 2 floodlights
- Concrete patio or treated deck (per plan/basement)
- Baked enamel aluminum gutter/downspouts
- Wrought Iron Decorative Mailbox
- 30-year fiberglass shingles (weathered shake)
- Pre-treated against termites
- 2 hose spigots

### Energy Related Items

- R-30 Blown attic insulation
- R-19 vaults, R-13 exterior walls
- Zoned HVAC – high efficiency 13 SEER
- Programmable thermostats
- Double Pane, Low E, Vinyl windows with tilt lower sashes
- Soffit and ridge vents
- 50 Gallon water heater

### Homeowner Care Program

- New home care orientation with pre-closing walk-through
- 2-10 Home Buyer's Limited Warranty (1yr Builder's Warranty Incl.)
- Warranty E-mail: [warranty@greenconstructionllc.com](mailto:warranty@greenconstructionllc.com)

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