



3 PILLAR HOMES STANDARD FEATURES PREMIER COLLECTION

EXTERIOR FEATURES

- Partial cultured stone or brick on front elevation
- Stucco on partial fronts, sides and rear
- Maintenance-free aluminum soffit and fascia
- SMART TRIM® wood trim freeze on front elevation
- SMART TRIM® wrapped trim windows sides and rear
- Decorative shutters (per plan)
- #15 felt paper mounted under roof shingles
- Fiberglass dimensional roof shingles with 30 year warranty
- Maintenance-free, seamless aluminum gutters and downspouts
- Roof and soffit venting for proper attic ventilation
- 2 car front load garage
- Asphalt driveway
- Concrete 4' wide service walks
- Raised panel steel insulated garage door
- Garage door opener with exterior keyless entry and 2 remotes
- Drywall complete in garage
- Low-E, thermal efficient vinyl single hung windows with tilt-to-clean feature (white vinyl both sides)
- Decorative grids in front windows
- Removable nylon screens in each window
- 2-Glass block hopper windows with vent in basement-32" X 24"
- STANLEY® steel insulated raised panel front entry door system
- Front doorbell
- SCHLAGE® decorative brushed chrome front entry handle
- SCHLAGE® brushed chrome finish hardware for all exterior entry doors
- Lights at each exterior door
- Decorative address stone
- Rear and garage wooden stairs with railing
- Two frost-proof exterior faucets
- Two GFI exterior outlets
- One GFI outlet in garage
- Professional landscape package - \$1500
- Sod all cleared areas front, sides and 25' in rear
- Seed & straw balance of lot
- Mailbox per subdivision requirements

KITCHEN FEATURES

- Designer Maple, Oak or White cabinets throughout
- 42" wall cabinets with oversized crown in kitchen
- Refrigerator end panel
- Cabinet hardware throughout home
- GRANITE countertops with undermount stainless steel sinks
- Ceramic kitchen backsplash (4X4 or 6X6) tile in your choice of white or bone
- INSINKERATOR® 1/2 hp garbage disposal
- Ice maker line for refrigerator
- DELTA® "Waterfall" #174 single handle faucet with vegetable sprayer & soap dispenser in chrome finish
- Appliance allowance - \$2500

INTERIOR FEATURES

- FULL 8' basement with POURED foundation walls
- 9' - 1st floor ceilings, 8' - 2nd floor ceilings
- HEATILATOR® direct vent fireplace with ceramic tile surround and flush hearth
- Custom fireplace mantle
- Premium light fixture package - \$1500
- Premium Grade wall-to-wall nylon carpeting in choice of colors
- 1/2" rebound foam carpet pad
- 2 3/4" wide, tongue and groove oak hardwood flooring in Foyer, Kitchen, Dinette, and Powder Room (per plan)
- CRAFTSMAN® 2, 4 or 6 - panel smooth doors by Masonite®
- Better Home Products® polished brushed chrome interior lever locks
- Oversized white painted woodwork (5 1/4" baseboard and 3 1/2" casing)
- Drywall wrapped window and door openings through out
- L.J. SMITH® poplar all stain stair railing in foyer (per plan)
- 5 1/4" Crown molding and Wainscoting white painted finishes in Dining Room
- Decorative pillars in Dining Room (per plan)
- Rear entry glass door
- CLOSETMAID® white vinyl clad ventilated closet shelving
- Two coats Sherwin Williams® interior flat latex paint in choice of color
- Drywall ceiling with knockdown texture finish
- 4 - telephone outlets (Cat5-E)
- 4 - cable television outlets (RG6)
- 1 - Data/computer line (Cat5-E)

BATH FEATURES

- CERAMIC tile flooring in all baths and laundry room
- Sterling® Vikrel 60"X30" tubs
- Ceramic tile tub and shower wall surrounds up to 9' high (6X6 or 4X4) in choice of white or bone
- MANSFIELD® 4260 garden tub in master
- 2cm Granite vanity tops
- Choice of Maple, Oak, or White raised vanities with drawer base in Owner's Bath
- DELTA® #520 single lever chrome vanity faucets in the baths
- Rectangle plate glass mirror above vanity in each bathroom
- MANSFIELD® pedestal sink with arched beveled mirror or standard vanity cabinet with rectangle beveled mirror in Powder Room
- DELTA® #3530 dual lever chrome vanity faucet for the pedestal sink (if selected)
- BASCO® framed shower door in master (per plan) in obscure or clear glass
- MOEN® Mason Series chrome designer bath accessories
- NUTONE® exhaust fan in each bathroom

MECHANICAL AND ELECTRICAL SYSTEMS

- 90% efficient gas furnace
- 13 SHEER air conditioner
- A.O. SMITH® energy efficient 50 gallon gas hot water heater
- ZOELLER® submersible sump pump with check valve and wash out plug
- Copper electrical wiring
- Expansion tank (pressure control for water flow) per municipality
- BF Goodrich Flowguard Gold water supply lines to all plumbing fixtures
- Electric outlet for dryer - 220 VAC
- Dryer box vented to exterior
- 200 AMP electrical service
- GFI protected outlets in bathrooms, kitchen, garage, basement and exterior
- 10 interior recessed can lights
- Ceiling fan and light in Owner's Suite & Great Room
- Ceiling light fixtures in all bedrooms and Den

THERMAL AND MOISTURE PROTECTION

- ENERGY STAR® Home
- R-5 exterior basement insulation
- Basement waterproofing system with limited lifetime warranty
- Form A Drain System® on interior and exterior of foundation footer
- TYVEK® house wrap
- R-13 fiberglass exterior wall insulation
- R-38 blown fiberglass ceiling insulation
- Air filtration sealant package
- Downspouts and sump pump drain to the street

STRUCTURAL SPECIFICATIONS

- 2'X___" framing 16" OC
- Engineered steel I-Beam with steel columns (per plan)
- Dimensional lumber floor joists spaced 16" OC
- 3/4" Tongue and groove oriented strand board (OSB) sub-flooring glued and nailed for fewer squeaks
- 7/16" OSB roof and wall sheathing
- Pre-Engineered roof trusses spaced 24" OC
- Sand and screw wall plates and subfloor prior to finish flooring

SECURITY FOR YOU AND YOUR FAMILY

- Electric smoke detectors interconnected w/battery back-up on each level and bedroom
- Carbon Monoxide Detector per home
- NAPCO® Security System Complete (1st Floor: motion sensor, contacts on front, rear and service doors. Below grade motion sensor and contacts on doors 2 Keypads)

SPECIAL FEATURES AND SERVICES

- 10-year Structural Limited Warranty with RWC
- 30 Day Post Close Service Inspection
- 1-Year Service Inspection
- Builder Buyer Conference (BBC)
- Weekly Construction Updates from Construction Superintendent
- Electrical & Low Voltage Placement Walkthrough
- Pre-drywall walk-through with Construction Superintendent
- Pre-closing walk-through with Construction Superintendent
- Closing walk-through prior to your closing at Title Company
- Professional consultations by Michael David Design Center
- Cabinet Design Services by Scioto Kitchens
- 3rd Party Customer Satisfaction Survey Company to track customer experience

AWARDS AND RECOGNITION

- Building Industry Association of Central Ohio Registered Builder
- Current Builder Vice President of Central Ohio BIA and Member of the BIA Executive Committee
- National Association of Home Builder member since 1998
- Participant in the Builder 20 Program through the NAHB
- Ranked number 13th in *Business First* Custom Builder in Central Ohio 2007
- Next Generation Builder of the Year at the BIA Building Industry Awards 2006
- Ranked 13th in *Business First* Greater Columbus Custom Homebuilder List 2006
- Ranked 15th out of the 50 fastest growing, privately held companies in Central Ohio by *Business First* in 2006
- Rated 23rd out of the top 100 fastest growing builders in the nation by *Builder's Magazine's* Fast Track 2005
- 2007 Ohio Next Generation Builder of the Year Finalist of the BIA of Central Ohio
- 2007 Superintendent/Production Manager of the Year Finalist of the BIA of Central Ohio

