



# EARP FARM

## PLATINUM SERIES - FEATURES

### INTERIOR FEATURES

- Fireplace with custom built mantle and black slate surround
- Designer interior doors
- 5' tall wainscoting and coffered ceiling in dining room – per plan
- Brushed nickel interior door hardware
- Decorative upgraded lighting package to include undercabinet lights in kitchen, and pendant lights over kitchen island
- **Laminate wood flooring in foyer, dining room, great room, kitchen, breakfast area and first floor hallways**
- Smoke and carbon monoxide detectors
- **Craftsman trim package throughout home**
- Ceiling fans in master bedroom and great room and prewired in all other bedrooms
- Oak treads with open railing and wooden spindles
- Drop zone with upper and lower cubbies in mudroom – per plan
- **Cat6 outlets in select locations (3) plus OnQ Panel with conduit to the exterior of home to support Fiber Optic Installation**
- Built-in bookcase with cabinet bases with 1.5cm quartz top - per plan

### KITCHEN FEATURES

- **Designer kitchen cabinets tiered with cove crown molding, dovetailed slow close drawers and doors, and trash pullout**
- Quartz countertops
- Subway tile backsplash
- Brushed nickel finish single lever faucet with sprayer
- 8" depth 50/50 undermount stainless steel sink
- **GE gourmet kitchen layout with double wall ovens, 30" electric cooktop with over the range microwave and upgraded dishwasher**

### BATHROOM FEATURES

- Designer adult height vanities in all bathrooms
- **1.5cm quartz countertops with undermount rectangular sinks**
- Garden tub and separate shower in master bedroom suite
- Pedestal square sink in half bath – per plan
- Designer brushed nickel plumbing fixtures
- Dual vanity sinks in master bathroom
- **12x24 ceramic tile master shower with acrylic shower pan and ceramic tile on all bathroom and laundry floors**
- Comfort height elongated toilets

### EXTERIOR FEATURES

- Designer exteriors individually selected with varying colors and textures
- Low maintenance vinyl siding with stone/brick accents
- **30 year architectural shingles**
- Designer garage door with decorative glass panels and decorative hardware
- Professional upgraded landscaping package that includes mulch and front yard sodded to 20' behind rear corners
- **Covered porch, deck or patio – per plan**
- Trim and painted garage
- Gutters and downspouts in front and rear of home
- **Kwikset Z-wave smart lock**

### ENERGY EFFICIENT FEATURES

- 50 gallon energy efficient hot water heater
- Maintenance free, Low-e single hung vinyl windows with tilt out sashes with screens
- Energy efficient HVAC heat pump
- Programmable digital screen thermostat
- Certified duct testing
- Continuous roof ridge and soffit vent system to reduce cooling cost
- **LP Techshield radiant barrier roof**

### WARRANTY COVERAGE

- JSJ Builders, Inc one year limited warranty with online warranty claims submission
- Ten-year structural warranty provided by 2-10 Home Buyer Warranty
- New homeowner warranty welcome packet
- On-site walk through and warranty orientation with JSJ Builders, Inc. representative

### BUYER SIGNATURE

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### AGENT SIGNATURE

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