



# Standard Building Features

## "GREEN" FEATURES

- Air infiltration performance testing and certification
- Rough-in radon mitigation system
- Sealed sump pump crock
- Ventilation for bathrooms – exhaust fans vented to exterior, exceeding Focus on Energy ventilation requirements
- Whole house ventilation system
- Space saver micro/range hood direct vented to exterior
- Power-vented 50 gallon water heater system
- Carbon monoxide detectors throughout
- Programmable set-back thermostat
- Can lights in ceilings are sealed and insulated
- 95+% High Efficiency Furnace with Media Air Cleaner
- High efficiency 13 SEER central air conditioning
- Direct vent, sealed combustion fireplace

## PRE-CONSTRUCTION

- Design consultation
- Plan customization available
- Budget and timeline planning
- Accurate and guaranteed pricing
- Pre-construction meeting

## EXCAVATION & GRADING

- Excavate basement
- Allowance to have garage backfilled with stone to prevent settling
- Allowance to stone driveway and sidewalk to front door
- Allowance to install silt fence and erosion control
- Allowance to rough grade subsoil & pitch away from home

## FOUNDATION WALLS & FLATWORK

- Full 8' tall by 8" thick poured concrete foundation with interior brick pattern
- 2 x 6 sill plate bolts home to foundation with sill seal below to prevent drafts
- Poured concrete basement floor, garage floor and front stoop
- Exterior and interior Form-a-Drain tile system with crock and sealed sump pump
- Two basement windows and window wells connected to drain tile system
- 1.0" (R5) Dow styrofoam covers entire 8' foundation wall
- Aluminum skirting to cover exposed styrofoam at foundation
- Allowance to install sewer and water 10.5

## WEATHERIZATION SYSTEM

- Tyvek house wrap prevents air and water penetration
- Flex wrap on all window and door sills to prevent air infiltration and sill rot
- Straight flash around all windows and door penetrations
- DuPont exclusive LOW VOC caulk to seal units
- All exterior penetrations are caulked to seal building

## WINDOWS/DOORS

- Vinyl High-Performance casement or double hung windows with low e
- Pre-finished interior jambs
- Vinyl High-Performance gliding patio door with Low-e
- Energy rated insulated exterior doors and garage service door with dead bolts
- All window & door jambs are air sealed and insulated with spray foam insulation

## EXTERIOR DESIGN

- Beautiful combination of shape, texture and color included on every model
- Limited Lifetime dimensional shingles
- UV protected maintenance-free vinyl siding
- Aluminum fascia, soffit and seamless gutters

## PLUMBING

- Two frost-proof hose bibs
- All Kohler® Sterling plumbing fixtures; pressure balanced, single-lever, chrome faucets
- Kohler®, acrylic tub and shower modules
- Kohler® stainless steel sinks in kitchen and drop in Vitreous china/ceramic sinks in bathrooms
- Garbage disposal
- Power-vented 50 gallon hot water heater system
- FlowGuard gold water distribution system
- Hook-up for dryer (gas)
- Energy Efficient rated stainless steel dishwasher

## HEATING/COOLING

- 95+% variable speed ECM Comfort System with Media Air Cleaner
- Programmable setback thermostat
- All ductwork balanced and sealed
- Energy Efficient Direct Vent Fireplace with stone facing and stained wood mantle

## ELECTRICAL

- 200 amp service
- 5 TV and 2 phone jacks at the location of your choice
- Fan-rated ceiling light locations in center of each room
- Ceiling fan in master bedroom
- 220 outlet for range
- Smoke detectors on all levels and each bedroom (hard-wired with battery back-up)
- One carbon monoxide/smoke detector combo unit on each floor and outside sleeping areas
- Front door chime
- Two recessed lights above fireplace
- Two exterior waterproof electrical outlets
- Exterior light location at all exterior doors and two at main overhead garage door
- Installation of light fixtures
- Installed stainless steel microwave

## FLOORING

- Durable Mannington vinyl floors
- Durable Shaw soil & stain resistance 28.8 oz carpet
- 10 year assurance warranty and 5 year texture guarantee

## CABINETS/ COUNTERTOPS

- Mid-Continent quality Maple cabinets with flat panel staggered height/depth and crown molding design
- Soft-close drawers with dovetail construction
- Tall vanities in all bathrooms
- HIGH DEFINITION laminate countertops in kitchen and baths

## MILLWORK, DOORS AND HARDWARE

- Solid pine colonial base trim and casing
- Solid pine base shoe trim at all non-carpet floors
- Flush maple interior doors
- Beech stair parts per plan
- Decorative wood fireplace mantle
- Schlage® Georgia style door hardware
- Schlage® Georgia locks keyed alike and deadbolt on front door and house to garage door

## PAINTING & STAINING

- Caulk, prime and paint all exterior wood (choice of color)
- Interior and exterior of front door painted
- Interior painting in White throughout
- Knock-down drywall texture on interior walls
- Square or rounded corners on interior walls

## INSULATION

- Building envelope seams foam sealed according to Home Performance Focus on Energy standards
- R-13 Fiberglass GREENGUARD wall insulation
- 1" Dow styrofoam on exterior walls is R-5
- R-19.5 total exterior wall
- R-19.8 closed cell spray foam insulation in box sills
- R-50 blown in attic insulation

## NEWPORT BUILDERS GREENBUILT ASSURANCE PLAN

- 1-year complete in-house customer service program
- Freedom checkpoints at 3 months, and 1 year
- 2 year foundation warranty
- 10 year Comfort System and materials – 1 year service agreement

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