



Custom Home

Included Features List

www.viphomes.com



Energy Efficient Green Features

- Foam Cathedralized Insulation at roof deck
- **Our homes are Energy Star Level 3 Certified**
- Programmable thermostat
- Sealed ductwork with an R-6 Value <5% leakage
- High efficiency 14 seer HVAC system.
- High efficiency gas furnace 93% AFUE*
- Smart fresh air intake with switch (Pulls fresh air into the home to conserve energy)
- Every bedroom is vented with Jumper Duct for air flow
- Lennox blowers & compressors
- **2700K LED Bulbs at all recessed can lights generously placed in all halls, kitchen and patio's per plans**
- R-24 Wall insulation system
- Blown cellulose wall Insulation for exterior walls
- Energy saving water heater
- Sherwin Williams (Zero VOC) Paint in Low Gloss Finish
- ProFlow water saving elongated toilets

Gourmet Kitchen Features

- Maple cabinets with 42" uppers in a variety of stains
- **Stainless Steel Oven, Micro-Hood, and Dishwasher**
- Stainless Steel under-mount sink
- Delta Kitchen faucet
- **15 Color choices of Granite for the kitchen with 4" splash**
- 6 Standard edge choices for granite tops
- Spacious walk in pantries (most plans)
- In-Sink-Erator garbage disposal at sink
- Pre-plumbed line for R/O to icemaker

Luxurious Baths

- Dual sinks at master bath
- **Separate shower at master bath with luxurious cultured marble garden tub**
- Cultured marble vanities with integrated sink
- Recessed mirrored medicine cabinets
- Easy clean cultured marble shower pans
- Steel Tubs at secondary baths
- Dual handle Delta faucets at baths

Cutting Edge Technology

- Camera pre-wire at front door
- 3Alarm keypad prewires
- **Installed Security System: panel, alarm system, 1-LCD keypad, and 1-motion sensor**
- Advance home portal "System Main Box" with outlet
- 8 Telephone, TV or LAN Jacks (homeowner placed)

Quality Construction

- Sturdy 2x6, 16" on center construction
- Post-Tension Foundation (except hillside)
- **Low-E squared dual pane vinyl frame in choice of white or adobe finishes**
- Convenient hose bibs located in front and rear yard
- Sturdy built in shelving at all closets and pantries
- Dramatic 10' ceilings, Vaulted ceilings, and plant shelves per plans
- Decora light switches throughout home
- Gypsum concrete floors over basement ceilings
- Wrapped beams and posts at patio per plans
- Spacious covered patios
- Deeper Garages per plan
- Carbon monoxide and smoke detectors
- Prewired for garage door openers at all garages
- Convenient GFCI outlet in garages

Exquisite Exterior Finishes **

- Beautifully Detailed Exteriors to fit architectural style selection
- **Majestic 8' Thermo Tru entry door**
- Spanish Lace stucco for body of home
- Wide selection of concrete roof tile
- Carriage house style garage doors
- Two color exterior paint schemes
- Pavers at driveways and walks. (1000sf included)

Elegant Interior Features

- Kwikset Signature Lever Hardware in choice of designer finishes
- **8'-0" Interior doors with choice of styles**
- 4-1/4" Colonial baseboard trim
- 2-1/4" Colonial paint grade Casings
- Mission paint grade stair railing (2 stories or basements)
- **18x18" Tile in all wet areas and entry**
- Choice of Carpeting in a variety of colors
- 5 Ceiling Fan Pre-wires
- Impressive Lighting Package
- Skip Trowel drywall finish
- Rounded corners walls and windows

All plans are submitted to the HOA with VIP's standard features if your selected lot has one. **Buyer is responsible for any costs from Architectural or material changes the HOA may Require.

Note: All prices assume a finished and permit ready lot. Buyer is responsible for any cost to improve or finish the lot which includes but is not limited to survey, soils investigation, engineering, grading, pad work, septic if required, retaining walls, drainage and utility extension or connection costs.

Note: Fencing/ retaining walls and gates are not included on custom lots.

*Gas features are included only if Gas is available and plumbed to the lot.

Features Subject to Change without Notice. Features subject to substitution. Please refer to the Detail Sheet for Complete and Current Features List. 6/15/20