



www.viphomes.com

Picket Post

Included Features List

2 x 6 Construction
Granite Kitchen Counters
Solar Incentives

Energy Efficient Green Features

- Energy saving water heater
- **Our homes are Energy Star Level 3 Certified**
- Low-E squared dual pane vinyl frame windows in choice of colors
- 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
- **Foam Cathedralized Insulation at roof deck**
- PPG (Low VOC) Paint in Low Gloss Finish
- ProFlow water saving elongated toilets



Gourmet Kitchen Features

- Maple cabinets with 42" uppers in a variety of stains
- IC Crown molding at kitchen upper cabinets
- **Stainless Steel GE Gas Range, 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

Quality Construction

- Post-Tension Foundation
- **Sturdy 2x6, 16" on center construction**
- Gypsum concrete floors over basement ceilings
- Spacious covered patios
- **Deep 3 car garages per plans**
- Carbon monoxide and smoke detectors
- Prewired for garage door openers at all garages
- Convenient GFCI outlet in garages
- Convenient hose bibs located in front and rear yard
- **Gas stubs to furnace, water heater, range, dryer and BBQ**
- Sturdy built in shelving at all closets and pantries
- Dramatic 10' ceilings, Vaulted ceilings, and plant shelves per plans
- Decora light switches throughout home

Exquisite Exterior Finishes

- Beautifully detailed elevation options
- **Majestic 8' Entry door per plans**
- Sand finish stucco for body of home rolled barge stucco eaves per plan
- Wrapped beams and posts at patio per plans
- **Pavers at driveways and walkways**
- Wide selection of concrete roof tile
- 4' Iron Gate

Elegant Interior Features

- **Kwikset Signature Lever Hardware** in choice of designer finishes
- **8' Interior doors with choice of styles**
- Skip Trowel drywall finish
- Rounded corners walls and windows
- **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

Cutting Edge Technology

- Doorbell Camera Ready (req'd opt. alarm.com subscription)
- **Installed Security System: panel, alarm system, 1-Touch-Screen keypad, and 1-motion sensor**
- Advance home portal "System Main Box" with outlet
- 8 Telephone, RG6 or CAT6 Jacks (homeowner placed)

Features Subject to Change without Notice. Features subject to substitution.
Please refer to the Detail Sheet for Complete and Current Features List. 12/1/2021