



BARNHARDT MEADOWS

704.859.1512

Barnhardt Meadows Standard Features

STRUCTURAL & ARCHITECTURAL DESIGN

- Attached Garages with opener
- 18' x 8" Insulated Carriage Style Doors
- Minimal grading up to \$1,000
- Concrete Slab, Crawl Space, or Basement (Per Lot Slope)
- Six mil poly vapor barrier under slab
- Concrete poured footer 3500 psi
- One block foundation with 3500 psi
- Termite treatment
- Pressure treated wood where touching concrete
- Low maintenance cedar architectural shingles
- 30 year mold resistant roofing shingles
- 9' interior wall height
- 2 x 4 exterior walls

INTERIOR FEATURES

- Smooth finish walls
- Painted 3 1/4" casings on all windows & doors
- 6" Baseboards
- (3) panel paint grade doors painted white
- Ventilated vinyl coated metal closet shelving
- Large walk-in closets in master
- Stairway to large Bonus Room over garage
- Garage completed with dry wall and painted
- (2) electrical (1 ground fault) outlets in garage
- 9 ft smooth ceilings, tray ceilings (per plan)
- Vaulted Ceilings Kitchen and Great RM (per plan)
- Gas logged fireplace with decorative moldings

FLOOR COVERINGS

- Durable vinyl in bath
- Stain resistant carpet in bedrooms
- Hardwood laminate in entry foyer, kitchen and living area
- Carpet: \$22.00 Allowance

- Porcelain Tile: \$1.25 Allowance
- Laminate: \$2.00 Allowance

KITCHEN FEATURES

- Flat panel Oak or Maple Cabinets/KCD Birch cabinets in various styles and stains
- Appliances: dishwasher, microwave/hood self-cleaning smooth top range
- Appliance Allowance: \$1,500
- Water line to refrigerator for ice maker
- Granite countertops in kitchen in various colors
- Stainless Steel sink with single pullout faucet
- Pantry Cabinet

BATH FEATURES

- Tiled walk-in shower in master bath
- Raised vanity with double sinks in master bath
- Fiberglass shower/ tub surround in guest bath
- Mirrors over vanities
- Delta chrome plumbing fixtures
- Comfort height toilet in master bath
- Towel bars and toilet paper holders
- Drawers in vanities
- Granite tops w/ undermount porcelain bowl sink

ENERGY SAVING and SAFETY FEATURES

- Energy efficient single hung tilt-in windows
- R-30 blown fiberglass insulation in ceilings
- R-13 insulated wall system
- Energy-efficient 14 Seer heat pump
- 50 Gallon electric water heater
- HVAC
- Protective wrapped exterior
- Energy Star Bulbs and Fixtures
- Light Fixture Allowance: \$1,800 (based on square footage)

- Smoke/Carbon detectors per code
- Insulated and air sealed duct system
- Clothes Dryer Vent

EXTERIOR FEATURES

- Low maintenance exterior siding & soffit
- White gutters and downspouts
- Concrete driveway w/ concrete walkway
- 10' x 12' Concrete Patio
- Attic & soffit ventilation & aluminum fascia
- Insulated fiberglass front door
- Front Door Allowance: \$1,250
- Dead bolt lock
- Steel 6 panel exterior doors
- Two (2) exterior hose bibs
- Rear concrete patio (per plan)
- Coach lights at garage
- Stone or Brick accents
- Screens on all windows

SPECIALIZED SERVICES & STANDARDS

- Lot location and acquisition
- Realtor assistance to sell existing home
- Financing at best available rates
- Custom home plans and elevations
- Professional interior & exterior design
- Custom materials selection
- Bi-weekly updates of construction progress

LANDSCAPING

- Designer Landscaping
- Seed and straw on yards