



ROBUCK HOMES INCLUDED FEATURES

EXTERIOR

- Full James Hardie fiber cement - siding or cladding. Siding, Shake, Board and Batten, Trim, Fascia, Soffits
- Low-E single hung white vinyl windows with tilt out sash for easy cleaning. Screens included.
- Mahogany front door with 6 true divided lights.
- Decorative panel garage door with raised trim accents. Garage door is R10 insulated, and comes with windows, openers and remotes. Garage walls are dry walled, painted and trimmed to match house.
- Professionally planned landscaping designed by Landscape Architect Kimberly Wicker with Coaly Design Group. Plans take into consideration the potential for future additions such as fire places and outdoor living features.
- Multi-zone irrigation system (location determined by homesite)
- Zoysia sod.
- 5' Black Aluminum fence (to tree line only not property line and may vary per homesite)
- Architecturally correct shutters with raised hinges and hold backs, or Barn door tracks and hardware depending on architectural design.
- Covered rear porches.

STRUCTURE

- 10' Ceiling heights on first floor and basement floors.
- 9' Ceiling heights on 2nd floor and attic spaces.
- 2x6 studs at 24" on center wall construction ensuring maximum thermal and sound barrier

HEALTHY LIVING AND ENERGY EFFICIENCY

- Advanced framing techniques utilizing California corners, ladder framing, and insulation encapsulation to ensure an optimal thermal barrier.
- R-19 Wall insulation, R-10 Crawlspace insulation, R-38 Ceiling Insulation.
- Sealed & tempered crawl space with positive air pressure.
- Multi-system, Multi-zoned HVAC Systems utilizing high efficiency 14 Seer heat pumps.
- Whole home air purification system
 - MERV 13 Centralized Air filtration (filters 90% of air particulate great than 1 micron)
 - APCO Air purifier utilizing activated carbon and UV-C light. System kills 99% of airborne mold, bacteria, viruses, allergens, and VOCs after the first 24 hours of use
- Rinnai tankless water heaters (QTY depends on plan and options chosen).
- Majestic Quartz 42 direct vent gas fireplace with gas logs.



ROBUCK HOMES INCLUDED FEATURES CONTINUED

CABINETS, TRIM AND MOLDINGS

- Gourmet Kitchens with Full overlay cabinets with five-piece drawer fronts and Kitchenaid Appliances. Gourmet layout includes drop in cook top, separate wall oven, microwave, dishwasher and dedicated hood vent.
- Butler's pantry.
- Soft close doors and drawers with dovetail drawer boxes throughout home.
- Your choice of trim package to match your design style.
- Crown molding throughout the entire first floor.
- Crown molding in 2nd floor hallways.
- Solid core interior doors.
- 8' doors on first floor and basement floor, 6'8" doors on second floor.
- Full Oak Stair treads with open handrail to match chosen trim package.
- Cabinets in laundry room.
- Built in wood shelving in closets and pantry.
- Built in drop zone in mudroom including coat hooks and bench seat.

DESIGN

- Tile floors in all wet areas.
- Tile backsplash in Kitchen.
- Quartz countertops in Kitchen, Granite in owner's suite and secondary areas.
- Engineered Hardwood Floors throughout entire first floor, and 2nd floor hallway.
- Carpet and 8lb pad in all bedrooms, bonus rooms, and secondary rooms.
- Decorative framed mirrors in bathrooms.
- \$4,000 allowance for decorative lighting at AMC Lighting Showroom. Additional lighting allowances included with optional finished spaces.

ELECTRICAL

- Recessed LED can lights in kitchen per lighting plans.
- All common / utility lighting LED disc lights (hallways, laundry, showers and tubs).
- Ceiling fans included in all bedrooms.
- Flood light included on rear of home.
- Central technology hub with recessed panel, including 120v outlet and all data lines run for network capabilities.
- Stereo speaker prewires in Family Room, Covered Porch, Master Bath, & Kitchen

KITCHEN, BATH, & PLUMBING ACCESSORIES

- Moen fixtures and valves throughout home.
- Luxury free standing tub in master bath.
- Hybrid frameless shower enclosure in master bath.
- Secondary baths with tub/showers include steel tubs and tile shower walls.
- Secondary baths with showers to have tile pans & walls, and framed glass enclosures.
- Undermount sinks in Kitchen and baths.