

The Cartwright



Introducing the Cartwright

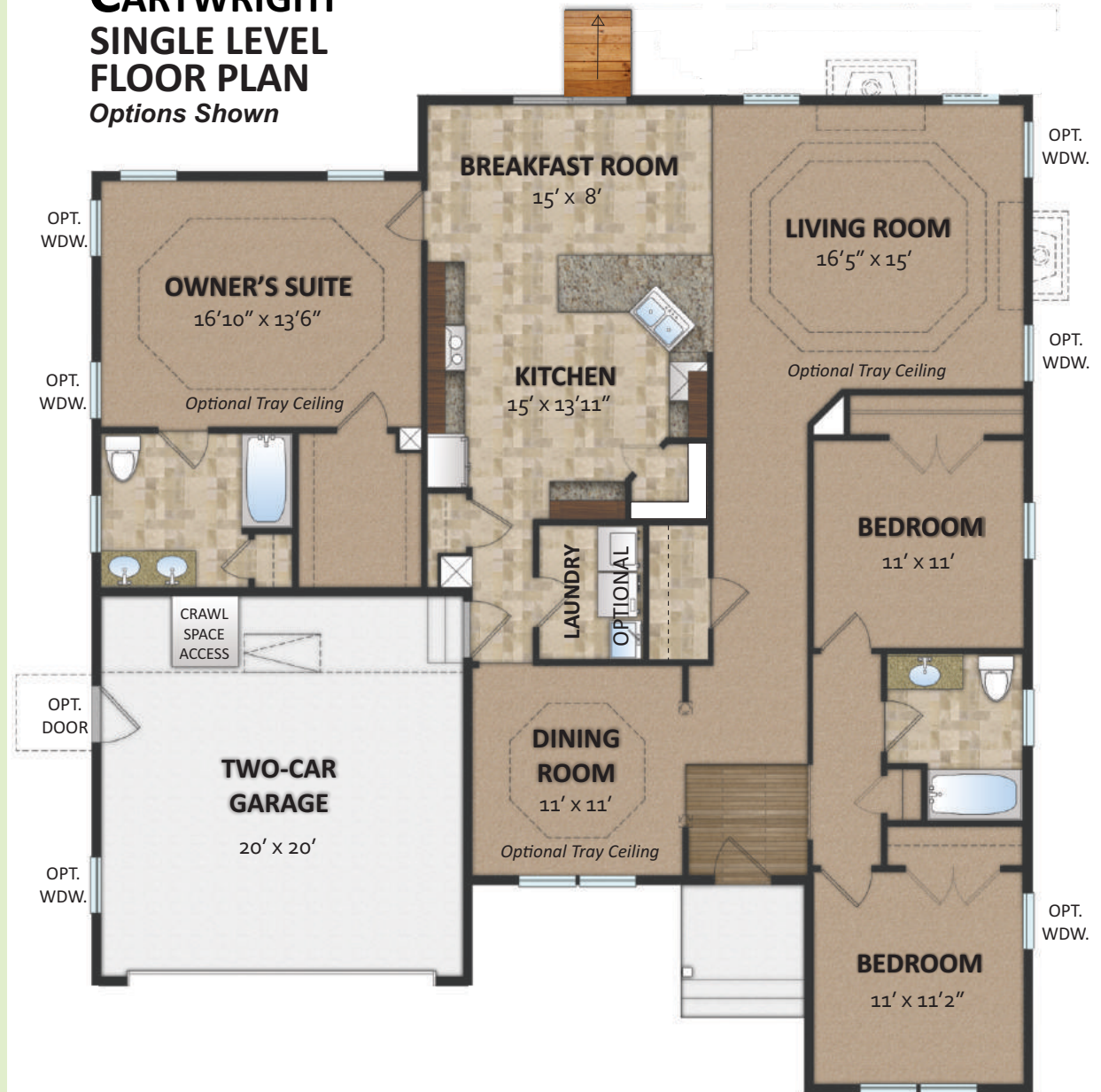
A floor plan that combines some of the best features of our other plans into one terrific package, **the Cartwright** is a new home from Insight Homes. With a starting square footage of over 1,800 and available options such as a powder bath and an amazing owner's suite, this plan has something to offer everyone.

The single level plan is pictured right. A large entry foyer opens up to a formal dining room or ahead to the spacious living room. An optional tray ceiling detail accentuates the bright and open space.



Cartwright with Hampton elevation and optional tray ceiling

CARTWRIGHT SINGLE LEVEL FLOOR PLAN Options Shown

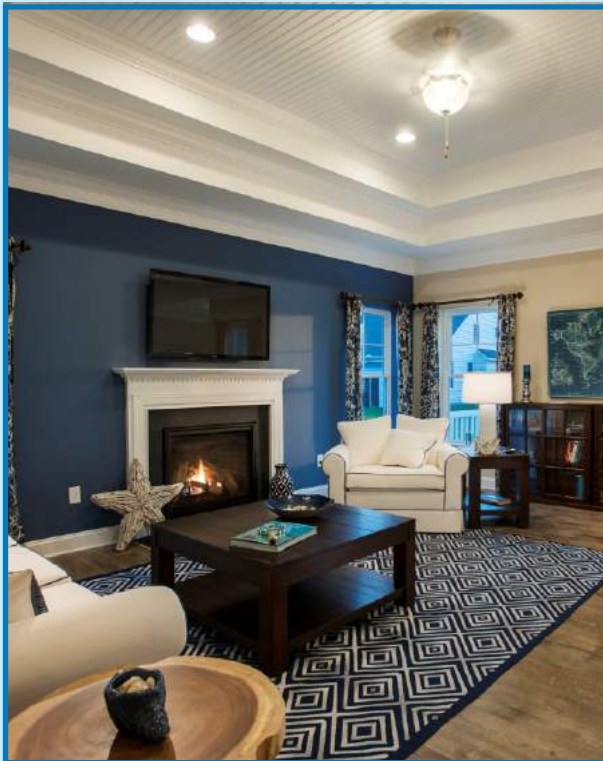


FIRST FLOOR PLAN

Add the Second Floor

Floor plan modifies to add stairs

The Cartwright is also available as a two-story plan. Choosing this option changes the configuration of the hallway and dining room to allow for a staircase and changes the location of the laundry room and optional powder bath. The plan at right also shows the optional kitchen island, and the dashed lines represent the size of certain structural options that are available.



The optional dual tray ceiling in the living room with decorative trim

CARTWRIGHT FIRST FLOOR PLAN w/ 2nd floor Options Shown



FIRST FLOOR PLAN with 2nd Floor Access

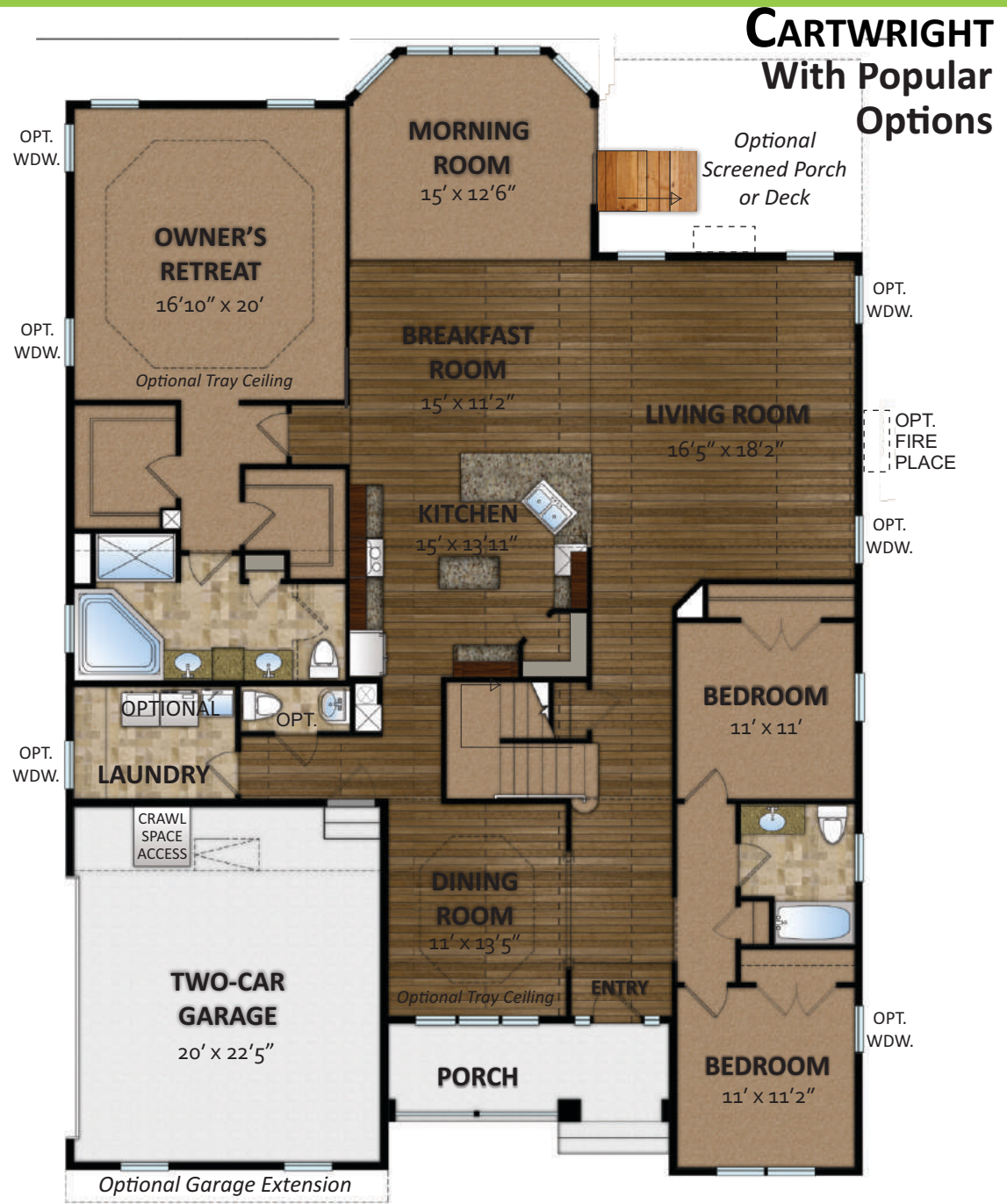
CARTWRIGHT

With Popular Options

You can extend the first floor to add more space in the Cartwright by adding a choice of structural options. From an owner's suite extension and sitting room, to a breakfast nook extension or the light-filled morning room, you have many options to get more light and more room. You also can choose to extend the front of the house, gaining space in the dining room.

Pictured at right is the floor plan with the **owner's retreat**, **super bath #3**, **morning room**, **half bath**, **extended dining room** and **front porch** options, along with a **side-entry garage**. Some available options are listed below.

- Owner's Suite extension
- Breakfast nook extension
- Living room extension
- Complete rear extension
- Morning room
- Dining room front extension



FIRST FLOOR PLAN with Popular Options

* All dimensions are approximate. Floor plans are artist's conception and may vary slightly from precise and most current blue prints and specifications. Plans and elevations may show options not included in the base price. Details subject to change without notice.

CARTWRIGHT *second floor* LIVING SPACE OPTIONS



#1. Loft with bedroom plus bath - This option allows for a full bath, a large loft space to use for a variety of purposes and a guest bedroom.

#2. Loft plus two bedrooms plus bath - All of the space above plus a large bedroom with a triple-window overlooking the front of the home. This option is only available with our Hampton elevation.



SECOND FLOOR PLAN OPTIONS

Standard Kitchen



We include a refrigerator, standard!



Our standard GE® Energy Star® appliance package

Cartwright Kitchens

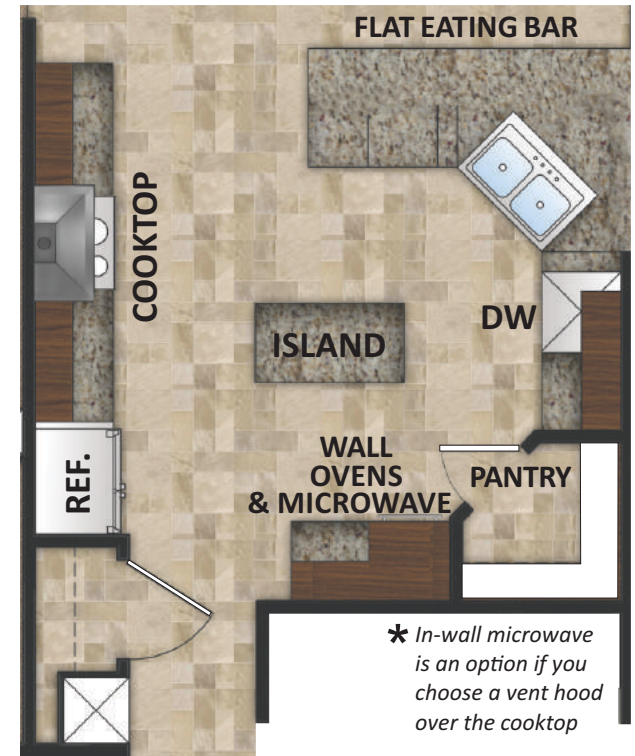
The standard kitchen in your Cartwright plan is anything but standard! Including premium features like granite counters and staggered upper cabinets with premium molding, this is already a terrific space you will be proud to use. An Insight kitchen comes with an Energy Star® appliance package including a side-by-side refrigerator with ice and water in the door, a flat top electric range, microwave/vent hood combination and a dishwasher.

Upgrading to our Gourmet Kitchen option gains you two wall ovens, substitutes the slide-in range for a ceramic cooktop and also gives you the option to have a microwave/vent hood or ornamental hood. The island is also standard with this option.

Multiple options are available including gas ranges, stainless steel finish, custom vent hoods, a prep sink in the center island, wine storage and much more.

You can also choose to carry the cabinetry into the breakfast nook; perfect for cookbooks, a television and more.

Gourmet Kitchen



* In-wall microwave is an option if you choose a vent hood over the cooktop



Multiple upgraded appliance packages are available

KITCHEN OPTIONS

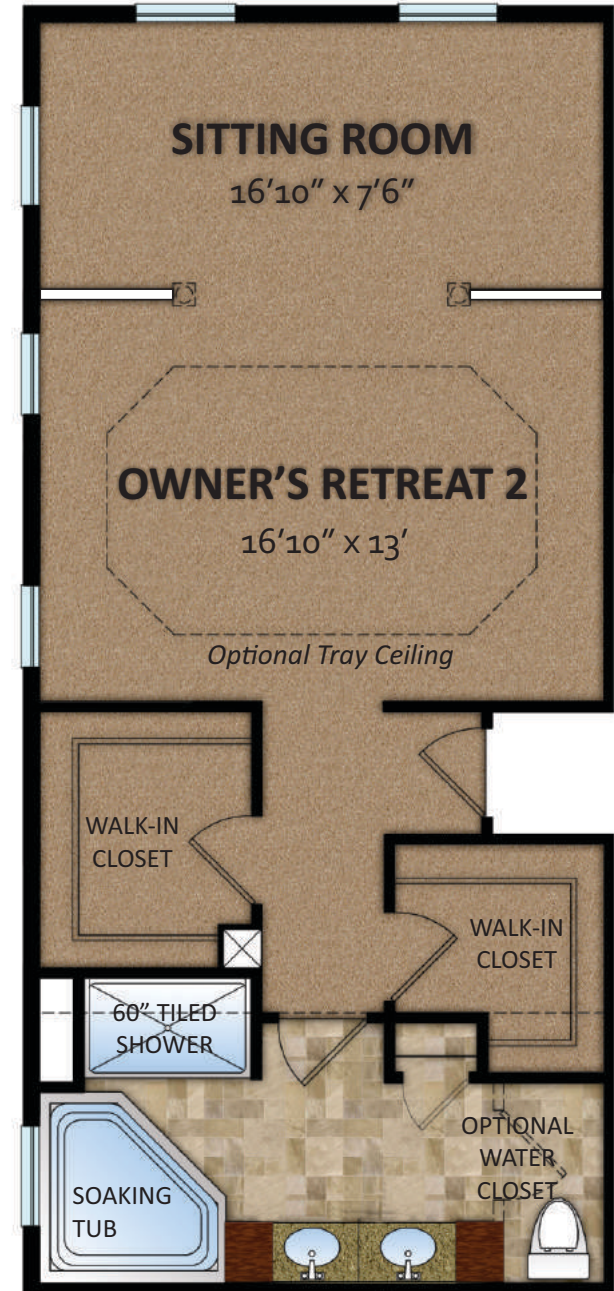


STANDARD BATH IN OWNER'S RETREAT

Escape into an owner's retreat

What if you took the concept of an owner's suite and kicked it up a notch?

You would have the **Owner's Retreat**, a new design and structural option from Insight Homes. With two spacious walk-in closets, a large bedroom and an option for a separate sitting room or office, this retreat is a perfect respite at the end of the day. The standard bath for this plan, pictured left, is spacious, and two Super Bath options are also available, one shown on the right. Speak to your Community Sales Manager for more information about these options.



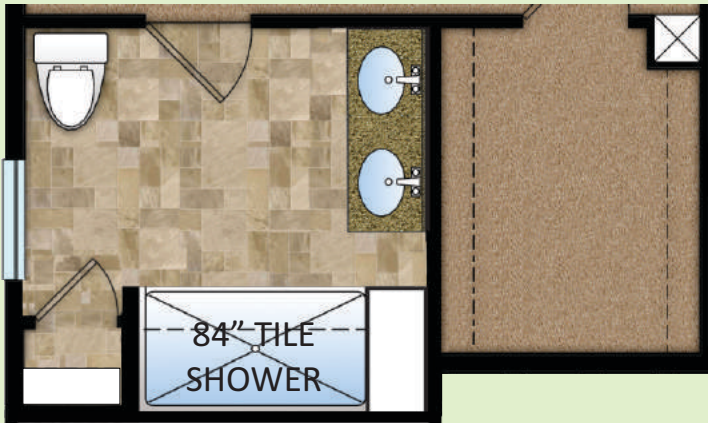
UPGRADE SUPER BATH #1-OR

OPTIONAL OWNER'S RETREAT

Standard Owner's Suite



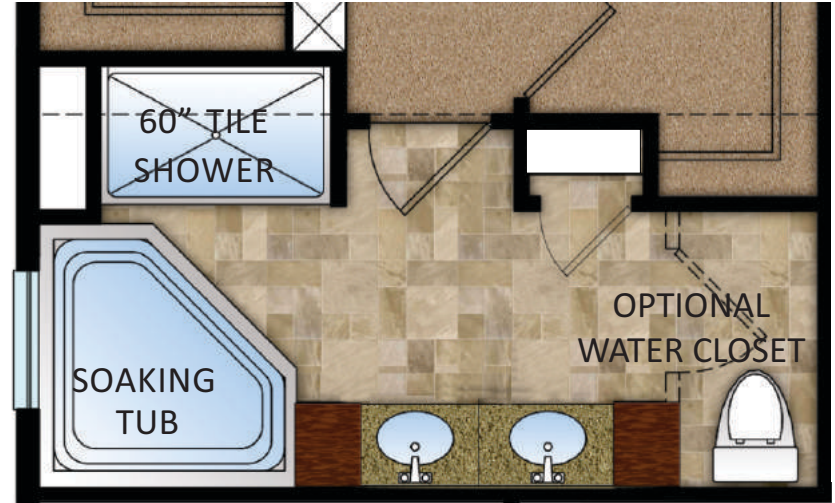
SUPER BATH #1



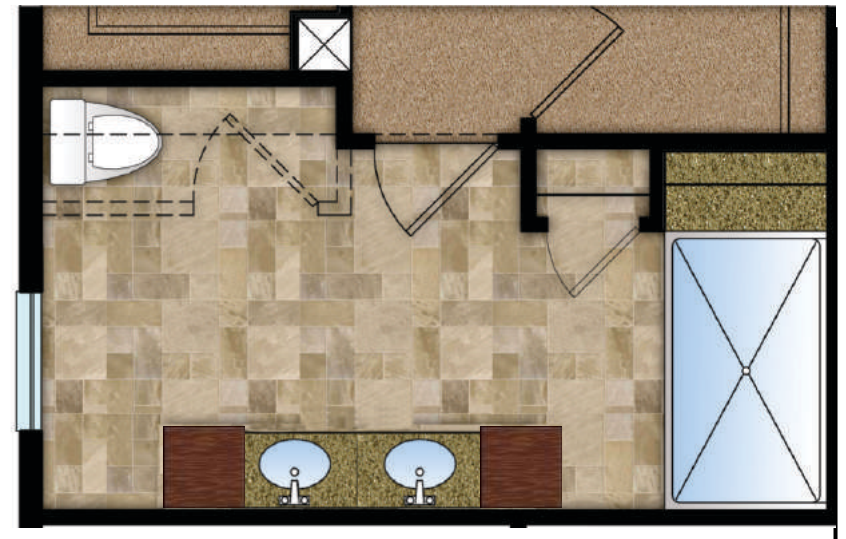
SUPER BATH #2

Available with standard owner's suite configuration only

Optional Owner's Retreat



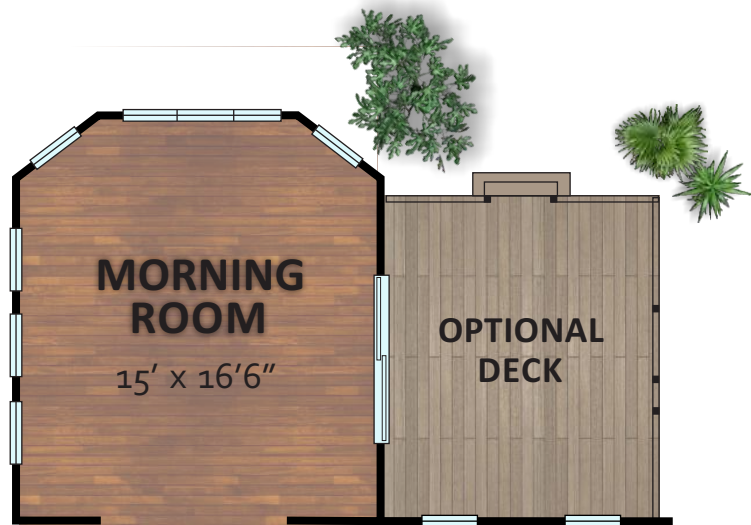
SUPER BATH #1-OR



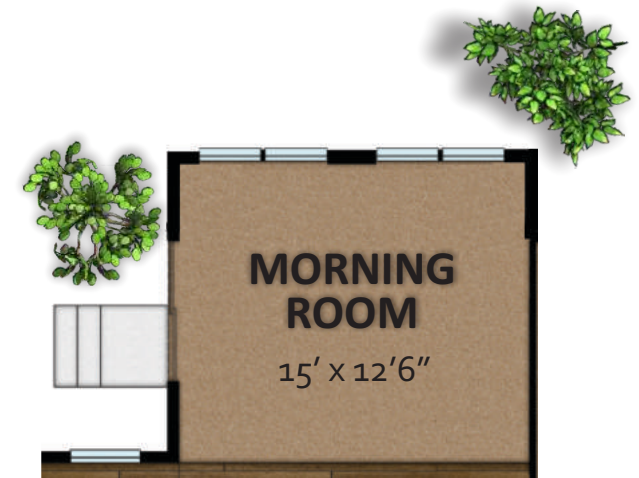
SUPER BATH #2-OR

Available with owner's retreat configurations only

OWNER'S SUITE BATH OPTIONS



add a Morning Room



Extend your Cartwright

Adding one of the optional morning rooms to your Cartwright plan can provide additional square feet of light and airy living space. Bathed in light and offering an optional tray ceiling, ceiling fan with light, and additional BF Rich Green Shield windows and a sliding glass door to an optional deck or patio. Check with your salesperson about available options for the lot you have chosen.

OPTIONAL MORNING ROOM

just a better house

You may have heard our slogan before, or seen it written on our literature and advertising. What do we mean by “better”? With an Insight Home, every component, system and process has been re-thought. We do things that make more sense, producing a home more efficiently, that is more durable and more exacting. Our entire construction process is overseen by a building scientist. Our job supervisors are trained to be effective, diligent and efficient - all at the same time. We use modern systems and materials that are better than most “stick” builders. All of this combines to produce the best home you can buy.

superior warranties

When you buy an Insight Home, the commitment to quality doesn't end when we hand you the keys to your new home. We will be there for you after your purchase, and we stand by the homes we build. We offer the best group of warranties in the home-building industry and we have chosen vendors and products that meet exacting quality standards. We also have a customer service and warranty claims department that is second to none.

An Insight Warranty includes:

- One year whole-house coverage from top to bottom
- 10 years for HVAC (Heating, ventilation and air conditioning) systems
- 12 years for the heat element in the tankless hot water heater by Rinnai®
- 10 years parts for windows
- 10 years parts on faucet fixtures
- 10 years for any structural defect, covering footings and foundation, columns, beams, girders, load-bearing walls and partitions, floor framing and roof framing

...and this warranty is 100% transferrable, meaning your home will be easier to market for resale, should you decide to purchase your *next* Insight Home.



IT'S JUST A BETTER HOUSE

New Home Specifications

FOUNDATION

- Poured concrete foundation
- Conditioned crawlspace with rigid foam wall insulation
- Large access panel to crawlspace from garage

FRAMING

- Termite and rot resistant treated toe plates
- Toe plates anchored to foundation
- Advanced framing technique with 2" x 6" studs and insulated headers
- Engineered roof trusses with Energy Heel and floor system

EXTERIOR

- Premium vinyl siding
- 2 frost-free hose bibs and weatherproof electrical outlet
- Seamless gutters
- Fiberglass exterior doors
- BF Rich® Greenshield™ high performance Super Low-E vinyl sliding glass door to access back yard
- Individual coach exterior light, front and rear

INTERIOR

- ½" gypsum wallboard
- 5 ¼" baseboard trim
- 3 ¼" door casing
- Chair rail molding in dining rooms

INSULATION

- R-23 dense blown-in wall insulation
- R-49 ceiling and attic insulation
- R-10 rigid foam insulation on crawlspace walls for improved acoustic performance and sound proofing
- Two-stage air sealing with 3rd party performance testing and verification

WINDOWS

- BF Rich® Greenshield™ Super Low-E double hung windows which block 90% of solar heat gain
- R5 window insulation
- Screens for all operable windows
- Self-cleaning window coating

ROOFING

- Architectural-style mold shield shingles with 30-year manufacturer's warranty
- Shingle-over ridge venting and roof venting

ELECTRICAL

- Grounded circuits and ground fault interrupter (G.F.I.) outlets, as required
- Smoke detectors hard-wired with battery backup
- Carbon monoxide detectors
- Progress designer lighting fixtures
- Progress ceiling fans in main living area(s)
- Compact fluorescent lighting package
- Pre-wired for cable tv and telephone service

HEATING, VENTILATION AND AIR CONDITIONING

- York Affinity® 18-SEER rated air conditioning
- 98% high-efficiency modulating gas heating system
- Dehumidification controls
- Variable speed blower
- Programmable digital touch-screen thermostat with wireless app interface
- MERV-13 rated air filters
- Convenient access panel for air filters located on an interior wall
- Unsurpassed parts warranty on all mechanicals and systems

PLUMBING

- Rinnai® tankless, continuous hot water system
- MOEN® faucets and fixtures
- Pex Manifold plumbing system
- MANABLOC® individual water outlet controls

BATHROOMS

- Designer cabinets in choice of maple or oak with multiple finishes
- Durable, easy to clean cultured marble vanity
- Dual vanities in all owner's baths
- Broan exhaust fan system, vented outdoors

FLOORING

- Hardwood flooring in entry foyer
- Premium resilient vinyl flooring in kitchen and all baths
- Upgraded recycled/recyclable fiber carpet with 5-year quality assurance limited warranty
- 6 lb. 7/16" Enviro-Step™ carpet pad

KITCHEN

- ENERGY STAR® appliance package that includes a range, a side-by-side refrigerator with ice and water in the door, dishwasher, microwave / vent hood and garbage disposal all with a 2-year warranty
- Designer cabinet series in a choice of maple or oak in multiple finishes with 36" upper wall cabinets
- Quality solid granite countertops in a choice of finishes with numerous upgrade surfaces available
- Recessed lighting and pendant accent lights
- Undermount stainless steel sink

ADDITIONAL INCLUDED FEATURES

- Central vacuum system, vented outdoors
- Broan® ultra silent SmartSense™ fresh air system
- Front landscaping package with graded and seeded front yard (included in Insight Homes communities only)
- Asphalt driveway (included in Insight Homes communities only)
- Sump pump with interior perimeter drain
- Carbon monoxide detector
- Built to exceed the American Lung Association's Health House™ guidelines for indoor air quality
- Each home qualifies for at least Gold Certification from the National Association of Home Builder's Green Builders Program

*Specifications subject to change without prior notice.





Heritage Elevation

Shown with optional doors and stone front



Traditional Elevation

Pictured at right and on the cover is our **Hampton** elevation. This style takes cues from classic beach homes and incorporates decorative trim and molding details with coastal color schemes. Above left is our **Heritage** elevation, with Craftsman-inspired tapered columns on the front porch. Above right is our streamlined **Traditional** elevation, with shutter and round louver vent detailing.



Hampton Elevation

Shown with optional side entry garage, front door and metal roof accents

3
distinct
exterior options
are available

CARTWRIGHT EXTERIOR OPTIONS



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