FIRST AMERICA HOMES A SIGNORELLI COMPANY

Blue Heron Estates

Heritage Collection

Included Features

FirstAmericaHomes.com

EQUAL HOUSING OPPORTUNITY

Prices, features, square footages, amenities, incentives and availability are subject to change without notice. *Features may change when combined with options and may be substituted due to floorplan or elevation layout. See sales representative for more information. ©The Signorelli Company.

Exterior

- Masonry on front and side elevations up to the first-floor plate height (per plan)
- 30-year black architectural shingles
- Energy efficient vinyl windows with LoE366 glass, tilt sash for easy cleaning, double locks and screens
- Cementitious fiber cement siding, fascia, soffit and trim
- Craftsman-inspired insulated fiberglass entry door
- Steel garage door with pre-wire for automatic opener
- 10′x10′ broom finished concrete rear patio*
- 3′ broom finished privacy walk from driveway to entry
- Custom address block
- Choice of Sherwin Williams designer color palettes and true dual coat exterior paint
- 40′ set back

Interior

- Lofty ceiling heights at primary living areas (per plan)
- Contemporary Rockport raised panel interior doors with decorative 1×4 casing
- Kwikset brushed nickel finish door hardware
- Textured wall and ceiling finishes
- Decorative wood 1×4 baseboards throughout home
- Ceiling fan with light kit at family and owner suite
- Square edge sheetrock corners at impact areas
- Choice of Sherwin Williams designer interior wall paint
- Wood shelving and hanging rods in closets and utility room
- Cable TV and CAT5 prewire at family and owner suite; cable TV prewire in game room (per plan)

Kitchen

- Flat-panel kitchen cabinets with 36″ upper cabinets
- Frigidaire slide-in gas range, dishwasher and exterior vented microwave
- 4 designer LED disk lights
- Square-edge granite kitchen countertops and choice of ceramic tile backsplash laid straight
- Stainless steel 50/50 dual bowl undermount sink with garbage disposal
- Chrome single-lever Delta faucet with vegetable spray
- Insulated glass panel door at rear entry

Customer Service

- Industry-leading 10-year structural warranty
- Pre-start, pre-sheetrock and pre-move-in orientation meeting with construction manager
- Three hour design appointment with professional designer

Engineering & Safety

- Guardian certified (visit: guardiancertifiedhome.com)
- Professionally engineered and designed post-tension foundations and framing design
- Third-party inspections throughout construction
- LP Top Notch Premium Subfloor
- Pressure treated sole plate
- Front and rear coach lights*
- Carbon monoxide detector
- Interconnected smoke detectors with battery back-up (per plan)
- PEX water distribution system with main water shut-off
- Copperweld interior wiring
- GFCI exterior outlets with protective housing
- Electric washer/dryer connections
- Security system pre-wire
- Front and rear exterior door deadbolt locks

Flooring

- Choice of Shaw luxury vinyl plank in all standard wet areas per plan (entry, kitchen, all baths and utility room)
- Choice of Shaw carpet over 3/8″ pad

Energy Efficiency

- National energy code - third-party verified
- 15.2 SEER2 Rated Lennox HVAC system with environmentally friendly 454B refrigerant
- R38 Blown Insulation with Superior Air Sealing
- Multi-stage Mechanical and Standard 310 Energy Performance testing
- Energy-efficient HVAC system designed to meet performance criteria: Balanced airflow and proper duct sealing for maximum comfort; Humidity control to prevent indoor air quality issues; Verified refrigerant levels for safe and effective cooling and heating; Lasting performance with minimized wear and energy consumption
- Fresh air intake system and media filter
- Gas-fired Rheem water heater
- Ridge vent, soffit vent and air hawk attic ventilation (per plan)
- On-site weather-stripped exterior doors
- Poly seal on all base plate and wood penetrations to exterior
- Honeywell Focus Pro WiFi enabled programmable thermostat
- 80% LED lighting
- Exhaust vent fans at baths and utility room
- Whole-home Dehumidifier System

Baths

- Round water saver commodes
- Bath cabinetry will match kitchen selection
- Square-edge granite countertops and white porcelain drop-in sink
- Choice of tile shower surround at all baths
- Chrome Delta bath faucets, paper holder and shower trim
- Enhanced owner ensuite with soaking tub, glass shower and dual vanities

Landscaping

- Two 15-gallon shrubs, twenty 5-gallon shrubs and fifteen 1-gallon shrubs in front yard
- 12 pallets of sod

_____ **Buyer Initial**