

## Standard Home Features

At W.B. Garrett, our homes are built using quality products and materials. Things that might be considered upgrades with larger production builders are included with a W.B. Garrett home, and we strive to give our homeowner's as many options as possible to customize their homes.

Perhaps the most valuable included feature is our personal attention to detail throughout the entire homebuilding process – and that is what sets us apart. There are plenty of builders in Richmond to choose from, but as our customers will tell you, nobody builds a home with more thoughtful attention to detail like Bill Garrett. He builds every home as if he was building it for himself – with that same level of craftsmanship and quality he would want for his family. And our homeowner's are so thankful that he does!

His commitment to quality is backed by two warranty visits, one at 60 days and another at 11 months after your home is completed. Warranty service request information will be provided to you at walk through to ensure your continued satisfaction in your W.B. Garrett home. In addition, a 5-year Residential Warranty Company, LLC (State Specific) warranty is also included.

In the end, it's the person behind the building that makes the difference. The person that stands behind every home they build that is the most important included feature, and there isn't anybody better than Bill Garrett.

## INTERIOR:

- 9' Ceilings Downstairs
- Maple Raised Panel Cabinets in Kitchen
- Granite Countertop in Kitchen & Master Bath
- Cultured Marble Vanity Tops in Secondary Baths
- Whirlpool® Appliance Package Includes:  
36" Gas Cooktop with Range Hood above, Built-in Oven, Microwave with trim kit, and Dishwasher
- Direct Vent Gas Fireplace in Family Room with Black Granite Hearth and Surround and Painted Mantel
- 2 ¼" Mulligan™ Oak Hardwood Floors in Foyer, Dining Room, Living Room, Family Room, Kitchen/Nook, Study (if off of Foyer), and Powder Room (if off Foyer)
- Ceramic Tile Floors in Full Baths and Utility Room
- Interior Trim includes: 6 Panel Doors with Colonial Casing, Two Member Crown Molding in Living Room, Dining Room, and Lower Foyer, Family Room, Study (if off Foyer) and Two Member Chair Rail in Dining Room with Shadow Boxes Below
- Lighting Fixture Selection – Also includes Wiring for Ceiling Fan in Family Room and Master Bedroom, Double Flood Light and Post lamp
- Structured Wiring Package – Includes (3) CATV and (3) CAT 5E telephone outlets
- Home Entertainment Package – Includes (1) room pre-wired for 5.1 surround sound and HDTV
- American Standard 95% Gas Furnace and 14 SEER Central Air Conditioner for 1st Floor, 14 SEER Heat Pump for 2nd Floor
- Sealed Duct System
- 75-Gallon Gas Hot Water Heater
- Insulated Exterior Doors
- Insulated Tilt-Out Vinyl Windows with Grids & Screens

## EXTERIOR:

- 30-Year Owens Corning® "Oak Ridge Pro" Dimensional Shingle
- Brick Veneer Front Elevation (May Include Gables with Siding)
- Cement Siding
- Brick Foundation, Brick Stoop with Aggregate Insert, Brick Steps and Powder Coated Metal Railings
- 12' x 12' Pressure Treated Deck
- Exposed Aggregate Sidewalk
- Asphalt Driveway
- Sod and Irrigation in Front and Side Yards
- Deluxe Shrub Package Allowance
- Neighborhood Mailbox
- Gutters and Downspouts
- 5 year RWC State Specific Warranty