

## 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 Recessed Panel Cabinets in Kitchen and Baths
- Granite Countertop in Kitchen
- Cultured Marble Vanity Tops
- Whirlpool® Smooth Top, Slide-in, Self Clean Oven; Dishwasher; Microwave/Range Hood Unit, Disposal; Hookups for Washer, Dryer and Ice Maker; Dryer Vent Installed
- Direct Vent Gas Fireplace, Slate Hearth and Surround, Painted Mantel
- 2 ¼" Bruce™ Oak Hardwood Floors in Foyer, Dining Room, Living Room, Kitchen/Nook, and Study (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 (not in 2-story foyer plans), and Two Member Chair Rail in Dining Room
- 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 (5) CATV Outlets and (5) CAT 5E Phone Jacks
- Pre-Wired for 5.1 Surround Sound in Family Room
- American Standard Propane Gas Furnace and Central Air Conditioning for 1st Floor, Heat Pump for 2nd Floor
- 50-gallon Propane Gas Hot Water Heater
- Insulated Exterior Doors
- Insulated Tilt-Out Vinyl Windows with Grids & Screens

## EXTERIOR:

- 30-Year Dimensional Shingle
- Brick Veneer Front and Sides (gable material may vary by plan)
- Premium Vinyl 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 Yard
- Deluxe Shrub Package Allowance
- Neighborhood Mailbox
- Gutters and Downspouts
- 5 year RWC State Specific Warranty