



## Features



*Design Center Showcases included products and popular options.*



*Included features with a home constructed in PA through the SAYRE office.*

### FOUNDATION

- **STRONG.** Select from steel-reinforced poured concrete walls, steel reinforced 10" concrete block basement walls with poured cores, either of which rest atop a solid concrete footer for stability or choose Superior Xi Walls with R-12.5 insulation.
- **DRY.** A footer drain helps provide a dry basement by not allowing water to collect against the wall. A vapor barrier under the concrete basement floor addresses possible moisture issues.
- **ADDED DAYLIGHT.** The Boman Kemp Window System provides an emergency exit along with natural light and ventilation.
- **RADON MITIGATION.** Our passive radon system vents potentially dangerous radon gas from below the basement floor through the roof. Your safety is our concern and installing this system during construction is more cost effective than after the home is built.



### INTERIOR

- **ACCOMMODATING.** Most plans are designed with a Rear Foyer featuring an optional clutter-busting "drop zone" for storage; bench to remove and store shoes; and lockers for organization.
- **FINISHING TOUCHES.** Available in a variety of colors, the walls and ceilings are painted with two coats of flat paint for ease of touch-up. Nail holes are puttied, then interior trim and doors are painted while railings are stained.



- **BEAUTIFUL CABINETRY.** Staggered height and depth Yorktowne® kitchen cabinetry creates a custom look, and you'll love the soft, quiet-closing cabinet doors and full extension drawers making it easy to find what you're looking for. Choose from a wide selection of door designs, stains and wood species including Oak, Maple, Cherry, Hickory and Knotty Alder.
- **PRACTICAL + AESTHETIC.** A 60/40 stainless steel sink adds timeless elegance, the high-arc faucet is ideal for filling large pots. PEX water lines are not affected by minerals found in some water. Some plans include a whirlpool soaking tub for those important De-Stressing moments.
- **CONVENIENCE.** Who wouldn't appreciate a quiet dishwasher, self-cleaning oven with easy-care ceramic glass cooktop and a microwave oven above the range that frees up countertop space?
- **ENHANCED SECURITY AND SAFETY.** In addition to deadbolt locks on all exterior doors, a security strike catch plate that wraps around the door frame is a deterrent to someone kicking in the door. Smoke detectors, located on each level of the home and all bedrooms, wired direct with battery back-up.
- **WELL - CONNECTED.** Phone and computer needs are addressed with CAT 5e wiring; plus RG 6 coaxial cable for TV, with 3 or 4 phone and TV jacks per plan to locate where you like.

- **THE DESIRED FLOORING PACKAGE.** Includes hardwood floors in the entry, powder room, kitchen and dinette/dining area for a memorable first impression. Additionally, there's durable and stylish ceramic tile flooring in bathrooms, resilient vinyl in the laundry and a high grade of carpet throughout the remainder of the home.
- **YOUR STYLE.** Light fixtures and door hardware are available in nickel, bronze and polished brass finishes to compliment your interior design preference.
- **ILLUMINATING.** Having a recessed light above tub/showers and stand-alone showers makes it so much easier to see if you picked up the shampoo or the conditioner!



## EXTERIOR

- **WELL - BUILT.** 2x6 wall studs allow for more insulation, spacing them 16" on center provides added strength, as does our exterior wall sheathing. Roof trusses are engineered per plan and your dimensional roof shingles are backed with a limited 30-year warranty.
- **LOW MAINTENANCE.** Vinyl siding, aluminum fascia, downspouts and seamless gutter require minimal maintenance and come in an array of colors. Some plans may also include easy care vinyl porch posts and railing, brick and/or stone accents.
- **WELCOME.** A garage door opener provides security, convenience and shelter from the weather while opening the insulated, raised panel, steel garage door.
- **PEACE OF MIND.** Light Fixtures are provided at every door in bright brass, Roman bronze or black finishes to accent the exterior decor.

## ENERGY SAVING FEATURES

- **YEAR - ROUND COMFORT.** Save money, conserve natural resources and be comfortable everyday with heating and cooling provided by an energy efficient heat pump or hybrid heat pump with gas furnace.



- **WELL - INSULATED.** After framing, the home is both caulked and sealed with Tyvek HomeWrap® to minimize air leakage and drafts. Blown fiberglass insulation achieves an R 49 value in the ceiling and an R 23 value in the walls. R 30 fiberglass batts are used to insulate the unconditioned basement space from the conditioned space on the first floor. Finally, hot water lines are insulated in the basement.
- **HIGH PERFORMANCE.** Windows and patio doors feature energy saving Low-E glass with argon gas between the panes for increased thermal performance.
- **HOT WATER.** The energy-saver water heater is also backed with an extended warranty.

## GENERAL

- **INCLUDED FEATURES.** Are applicable to homes on the current **PA Price List** for the **SAYRE** office.
- **WE CARE.** Customers are valued and treated with respect as a relationship of trust is developed. Fine Line strives to create the Ultimate New Home Experience. Our friendly consultants will guide you through each phase of the purchase and construction processes.
- **REST ASSURED.** Fine Line Homes' One Year Service Program and the Residential Warranty Corporation Ten Year Limited Structural Warranty protect you and your investment.
- **SMOKE - FREE CONSTRUCTION.** To promote safety and health, Fine Line Homes has instituted a smoke-free policy in the home during construction for employees and sub-contractors.
- **CONTINUOUS IMPROVEMENT.** Manufacturers update products due to improved technology. Fine Line Homes reserves the right to change Included Features with products of equal or superior specifications.

*Information is for illustrative purposes and not part of any legal contract.*

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