



Bercher Homes Included Features

INTERIOR DESIGN FEATURES

10' ceilings on first floor, 9' ceilings on second floor (per plan)
 Built in base cabinets in Family Room (per plan)
 Mud room with built-in lockers (per plan)
 All Bedrooms and Family Room are braced and pre-wired for ceiling fans
 5" engineered hardwood floors on slab plans
 Hardwood floors throughout main floor & primary bedrooms and upstairs hallways (excluding bath and laundry)
 Full oak stained tread stairs with painted risers on stairs
 Decorative metal balusters on stair railing in black satin finish with box newel post
 Smooth two panel interior doors egg or lever style door hardware
 8" Solid Core Doors on main (per plan)
 7" Crown Molding throughout the main floor, upstairs hall & Primary Bedroom
 5" Crown Molding in Primary Bath, tray and optional coffer ceilings
 Two piece chair rail in Foyer and Dining Room with shadowbox detail
 9-1/4" Baseboards on main, upstairs hall and Primary Suite
 5" Baseboards on second floor
 Howe casing on doors and windows
 42" wide woodburning fireplace with gas starter in Family Room
 Raised hearth brick surround with timber wood mantel
 Tile floors and tub/shower surrounds in all full baths
 Framed mirrors in all baths
 Undermount stainless steel single bowl sink in Laundry Room
 CATV outlets pre-wired with RG-6/U coaxial wire; trimmed out and homerun to structured wiring panel. Standard locations include Family Room, Study, and Primary Bedroom (per plan) with added conduits for future needs

KITCHEN FEATURES

Painted cabinets with cove molding and soft close doors & drawers
 38" Painted Wood Vent Hood over Cooktop
 Under cabinet lighting
 Quartz countertops with tile backsplash
 Thermador 36" - 6 Burner Professional Style Dual Fuel Freestanding Range
 Thermador Stainless Dishwasher
 Thermador Stainless Microwave Drawer
 Recessed canned lighting
 Stainless kitchen sink (single bowl, 50/50 or 60/40 configuration)
 Moen Sleek pull down faucet with sprayer, choice of finish

PRIMARY SUITE FEATURES

Tray ceiling (per plan)
 7" Crown molding in the Primary Bedroom
 5" Crown molding in the Primary Bath
 Spacious walk-in closets
 Pre-wired for data and cable
 Double vanities raised height (per plan)
 Quartz countertops
 Painted cabinets in Primary Bath
 Moen Gibson 8" spread sink faucets
 Framed mirrors (choice of colors and styles)
 Tiled shower with semi frameless glass surround
 Freestanding acrylic tub with freestanding tub filler (per plan)
 Comfort height toilet with soft close lid

EXTERIOR DESIGN FEATURES

Refined craftsmen and traditional style elevations with brick water table on front, sides, and back (per plan)
 2 Car Garages (per plan) with carriage style insulated garage doors
 Architectural detailed front, side, and back elevations with combinations of brick and fiber cement siding (exposure varies per plan)
 Fiber cement siding with manufacturer's warranty (per plan)
 Architectural roof shingles—30 year manufacturers warranty
 Composite shutters per design mounted on hinges with S-Hooks
 Metal front porch roofs and accents (per plan)
 Two standard flood lights (locations vary per plan)
 Two hose bibs (locations vary per plan)
 5" gutters with round downspouts
 Poured concrete patio for slabs (plan specific)
 42" wide wood burning fireplace with gas starter on back porch (per plan)
 Brick on front porch / stoop (per plan)
 Low E insulated tilt-out wood windows
 Professional landscape package with lawn maintenance included
 Zoned irrigation

ENERGY EFFICIENT & SAFETY FEATURES

\$5,000 Lighting allowance
 Tankless Water Heater with re-circulator system
 Dual HVAC system 15 SEER compressor and 80% + efficiency furnace
 Electronic HVAC fresh air damper
 Two programmable thermostats for climate control and Zoned (per plan)
 Double-hung tilt out wood windows with Low-E insulated glass
 Low maintenance insulated exterior side and rear doors
 HomeGuard® house wrap to control moisture
 Insulation:
 R-30 in attic, garage ceiling and vaulted ceilings
 R-13 in all exterior facing walls
 R-19 in basement ceilings and cantilevers
 Polycel foam package for windows, exterior doors, and sill plates
 Security system pre-wired and trimmed to include 2 digital key pads, 6 zone master control panel and pre-wire for motion detector and internal siren
 Smoke & carbon monoxide detector on each floor
 Smoke detector in all bedrooms
 Water conservation rated elongated toilets in all baths
 Seal all plumbing, electrical and HVAC penetrations
 Mastic all HVAC fittings, boots & connections
 Exterior GFI outlets on front and rear doors
 Gated Community

CUSTOMER CARE

Pre-Construction Consultation with Project Manager
 Pre-Sheetrock Consultation with Project Manager
 Pre-Closing Orientation and Quality Assurance Consultation with Project Manager
 Personal Plan Review and Design Option Consultation
 One Year Homebuilder Warranty featuring a 45 day warranty review and 12 month warranty review
 8 year RWC® structural warranty
 1 year Termite bond with renewable warranty and Pestban wall tubing
 Certified Professional Homebuilder

For additional information ask Sales Agent for detailed Construction Specifications

BECKY BERCHER
770-851-8492



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