



# Bercher Homes Design Features

## INTERIOR DESIGN FEATURES

- 10' ceilings on first floor, 9' ceilings on second floor (per plan)
- Built in cabinets in Family Room (per plan)
- Mud room with lockers (per plan)
- All Bedrooms, Family Room and Optional Keeping Room are braced and pre-wired for ceiling fans
- 3" site finished hardwood floors on basement plans
- 3" engineered hardwood floors on slab plans
- Hardwood floor locations include Extended Foyer, Dining Room, Family Room, Study/Living Room, Keeping Room, Powder Room, Mud Room and Kitchen
- Full oak stained tread stairs with painted risers on stairs
- Decorative metal balusters on stair railing in black satin finish
- Smooth two panel interior doors with oil rubbed bronze or satin nickel egg or lever style door hardware
- Solid core doors on main (size per plan)
- 7" crown molding in Foyer, Dining Room, and Study
- 4" crown molding in Owner's Suite
- Two piece chair rail in Foyer and Dining Room
- 10" baseboards on main, upstairs hall and Owner's Suite
- 5" baseboards on second floor
- Howe casing on doors and windows
- Direct Vent 42" fireplace in Family Room
- Tile floors and tub/shower surrounds in all full baths
- Framed mirrors in Owner's Bath and Powder
- Oil rubbed bronze or brushed nickel plumbing fixtures
- Granite counter tops in all baths
- CATV with RG6/U pre-wire standard Family Room, Owner's Suite, Secondary Bedrooms and Media Room (per plan)
- 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

## KITCHEN FEATURES

- 42" tall flat panel stained or painted cabinets with 3" crown molding and under cabinet light rail
- Granite countertops
- Tile backsplash
- Under cabinet xenon task lighting
- GE Stainless Double Ovens, Cooktop and Dishwasher, and Micro-hood vented to the outside
- Recessed canned lighting
- Stainless kitchen sink with oil rubbed bronze or brushed nickel faucet and InsinkErator garbage disposal
- Optional Butlers Pantry (per plan) with granite countertop and tile backsplash

## OWNER'S SUITE AND BATH FEATURES

- Tray ceiling (per plan)
- Spacious walk-in closets
- Pre-wired for phone and cable
- Double vanities (per plan)
- Granite countertops
- Flat panel stained or painted cabinets
- Framed mirrors
- Separate tiled shower and luxurious garden tub with tile surround

## EXTERIOR DESIGN FEATURES

- Refined craftsmen and traditional style elevations with brick, stone, shake and siding variations available (per plan)
- Architectural detailed front elevation
- Carriage style insulated garage doors with openers
- Genuine architectural cedar shake and cement fiber siding with manufacturer's warranty (per plan)
- Architectural roof shingles
- Cedar 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)
- Deck with stairs to concrete landing (plan specific)
- Light broom swept finish on front porch / stoop (per plan)
- Professional landscape package
- Zoned irrigation

## ENERGY SAVING FEATURES

- Tankless Water Heater
- Dual HVAC system 14 SEER with programmable thermostats
- Double-hung tilt out wood windows with Low-E insulated glass
- Low maintenance insulated exterior side and rear doors
- House wrap to control moisture
- Insulation:
  - R-30 in attic, garage ceiling and vaulted ceilings
  - R-13 on exterior facing walls
  - R-19 in basement ceilings and cantilevers
- Polycel foam package for windows, exterior doors, and sill plates

## WARRANTIES

- 1 year Homebuilder Warranty featuring a 30 day warranty review and 12 month warranty review
- 8 year RWC® structural warranty
- Passive radon system installed in basement homes
- 3 quality assurance meetings with homeowner prior to closing
- Termite bond with renewable warranty provided by Northwest

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