



Bercher Homes Standard 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 built-in lockers (per plan)
All Bedrooms and Family Room are braced and pre-wired for ceiling fans
3-1/4" site finished hardwood floors on basement plans
5" engineered hardwood floors on slab plans
Hardwood floors throughout main floor (excluding bedrooms, bath and laundry)
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 egg or lever style door hardware
8" Solid Core Doors on main (per plan)
7" Crown Molding throughout the main floor, upstairs hall & Owner's Bedroom
5" Crown Molding in Owner's 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 Owner's Suite
5" Baseboards on second floor
Howe casing on doors and windows
42" Wood burning fireplace with gas starter in Family Room
Raised hearth brick surround with Waverly wood mantel
Tile floors and tub/shower surrounds in all full baths
Framed mirrors in all baths
Oil rubbed bronze, brushed nickel or chrome plumbing fixtures
CATV outlets pre-wired with RG-6/U coaxial wire; trimmed out and homerun to structured wiring panel. Standard locations include Family Room, Owner's Bedroom, and Media Room (per plan) with added conduits for future needs

KITCHEN FEATURES

42" Flat panel stained or painted maple cabinets with 3" crown molding
36" Tapered wood range hood
Under cabinet lighting
Granite countertops with tile backsplash
GE Stainless 30" Electric Double Oven
GE 36" 5 Burner Gas Cooktop
GE Stainless Dishwasher with Stainless Interior
GE Under Counter Built-in Microwave
Recessed canned lighting
Stainless kitchen sink (single bowl, 50/50 or 60/40 configuration)
Moen oil rubbed bronze or brushed nickel pull down faucet with sprayer
Optional Butlers Pantry (per plan) with granite countertop and tile backsplash

OWNER'S SUITE FEATURES

Tray ceiling (per plan)
7" Crown molding in the Owner's Bedroom
Spacious walk-in closets
Pre-wired for data and cable
Double vanities raised height (per plan)
Granite countertops
Flat panel painted or maple cabinets
Moen 8" spread sink faucets
Framed mirrors (choice of colors and styles)
Tiled shower with semi frameless glass surround
Luxurious garden tub with tile surround
5" Crown molding in the Owner's Bath

EXTERIOR DESIGN FEATURES

Refined craftsmen and traditional style elevations with brick water table on front and sides (per plan)
3 Car Garages standard with carriage style insulated garage doors
Architectural detailed front and side elevations with combinations of brick, natural stone, cedar shake and cement fiber siding (exposure varies per plan)
Cement fiber siding with manufacturer's warranty (per plan)
Architectural roof shingles—30 year manufacturers warranty
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)
Pressure treated deck with stairs to concrete pad for basements (plan specific)
Poured concrete patio for slabs (plan specific)
Stone or brick pavers on front porch / stoop (per plan)
Low E insulated tilt-out wood windows
Professional landscape package
Zoned irrigation

ENERGY EFFICIENT & SAFETY FEATURES

Lighting allowance up to \$3500 per plan based on square footage
Tankless Water Heater with re-circulator system
Dual HVAC system 14 SEER compressor and 80% + efficiency furnace
Electronic HVAC fresh air damper
Two programmable thermostats for climate control
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
Radon passive air piping installed in basements
Seal all plumbing, electrical and HVAC penetrations
Mastic all HVAC fittings, boots & connections
Exterior GFI outlets on front and rear doors

CUSTOMER CARE

Pre-Construction Consultation with Builder
Pre-Sheetrock Consultation with Builder
Pre-Closing Orientation and Quality Assurance Consultation with Builder
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
Termite bond with renewable warranty provided by Northwest
Certified Professional Homebuilder

For additional information ask Sales Agent for detailed Construction Specifications



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