



The Pembroke Expanded STANDARD FEATURES

APPLIANCES Appliance package allowance - dishwasher, gas range, vented hood Ice maker water line at opening for Kitchen refrigerator	PLUMBING AND FIXTURES 50 gallon gas water heater ORB, SS, Modern Chrome or Matte Black plumbing fixtures throughout home One-piece white fiberglass shower/tub units Garbage disposal with air ride switch in Kitchen
CABINETS AND COUNTER TOPS Level 1 granite/quartz tops with std edge & std undermount sinks in Kitchen and all std Baths Stained custom Kitchen cabinets, hidden hinges, crown & std hardware Soft-close hinges on all cabinet doors 7/8 extension soft-close drawer guides on all cabinet drawers	FIREPLACE, TRIM AND MIRRORS Extensive trim package Choice of black, oil rubbed bronze or brushed nickel door knobs and hinges
ELECTRICAL AND LOW VOLTAGE Lighting allowance of \$1,500 200 AMP service panel LED light bulbs in all can lights and keyless fixtures Weather proof exterior outlets at exterior doors (excludes door into house from garage)	WINDOWS & EXTERIOR DOORS, FRONT DOOR Vinyl (white), double pane, fixed or single hung windows with screens Argon gas filled windows with Low "E" glass
FLOORING AND TILE Ceramic tile floors in Primary Bath, Laundry and secondary Baths Ceramic tile backsplash in Kitchen Multiple pre-finished hardwood flooring options in select styles on the Main Level	WARRANTY AND SERVICES 1 year James Engle Custom Homes provided warranty program 24-hour emergency warranty service Quality assurance walk through occurs at 60 days and at 11 months after closing
HEATING AND AIR CONDITIONING 16 SEER A/C, iComfort wifi thermostat & 96% eff. single stage gas furnace Humidifier	JAMES ENGLE CUSTOM HOMES ADVANTAGE PROGRAM HVAC ductwork professionally cleaned by a third party at closing Minimum of six on-site meetings with builder and homeowner Personal online access - download/print plot plan, floor plans, sign change orders & track costs Plumbing drain lines professionally inspected/cleared at closing Oversized 39 gallon sump pit with potential to seal in conjunction with optional radon mitigation Quality assurance 600-item check list reviewed with homeowner prior to closing Written Home Owner Manual outlining the building process, home maintenance & much more In-house architect customization of James Engle Custom Homes' designs Personalize your home when you meet with our Designer to make many of your décor selections Builder provided whole home inspection by independent certified inspector allowance (see JECH Addendum)
GARAGE Energy saving air seal foam & caulk package R-15 blown-in wall insulation & R-49 attic insulation (excluding Garage & vaults) (may vary on elevation styles) Steel insulated garage door Standard garage door opener	
PLANS Covered deck or patio (depends on lot) and size is per plans Fronts: Siding, shake shingles, board & battens, stucco/stone accents (per plan)	

Pricing, square footage, renderings, etc are deemed reliable but not guaranteed, and are subject to change without notice. City/subdivision requirements may affect pricing. Consult Builder for details.

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