James Engle
CUSTOM HOMES, LLC

The Pembrook

STANDARD FEATURES

APPLIANCES
Appliance package allowance - dishwasher, gas range, vented hood
Ice maker water line at opening for Kitchen refrigerator

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

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)

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

HEATING AND AIR CONDITIONING
16 SEER A/C, iComfort wifi thermostat & 96% eff. single stage gas furnace
Humidifier

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 (per city plans)
Standard garage door opener (depends on plans)

PLANS
Covered deck or patio (depends on lot) and size is per plans
Fronts: Siding, shake shingles, board & battens, stucco/stone accents (per plan)

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

FIREPLACE, TRIM AND MIRRORS
Extensive trim package
Choice of black, oil rubbed bronze or brushed nickel door knobs and hinges

WINDOWS & EXTERIOR DOORS, FRONT DOOR
Vinyl (white), double pane, fixed or single hung windows with screens
Argon gas filled windows with Low "E" glass

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

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)

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.