

The Laurel

1.5 Story, 4 Bedrooms, Office, 4.5 Baths, 2835+/- square feet
See Website for Pricing - www.jamesengle.com/plans



Lodge Elevation



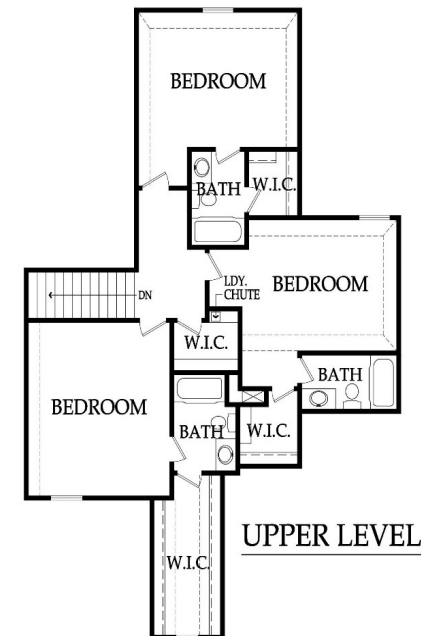
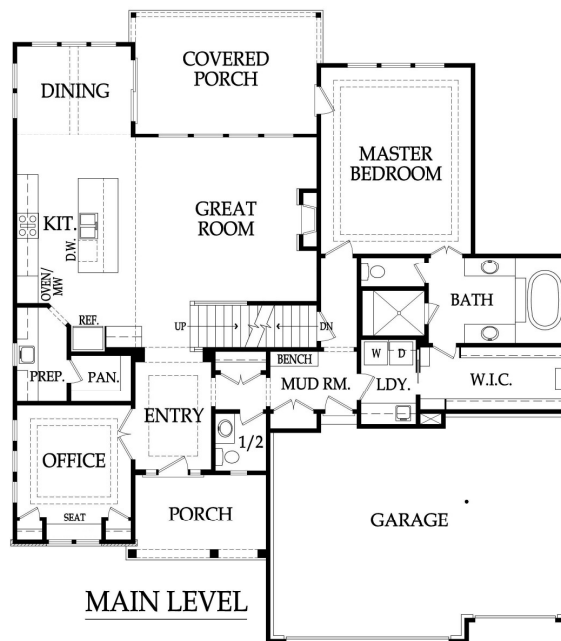
Hampton Elevation



Prairie Elevation



Traditional Front Porch Elevation



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James Engle

CUSTOM HOMES, LLC

The Laurel

STANDARD FEATURES

| APPLIANCES | PLUMBING AND FIXTURES |
|---|--|
| Stainless steel appliance package allowance - dishwasher, wall oven, microwave and gas cooktop with hood vented to the exterior | 50 gallon gas water heater |
| Ice maker water line at opening for Kitchen refrigerator | ORB, SS, Modern Chrome or Matte Black plumbing fixtures throughout home |
| CABINETS AND COUNTER TOPS | 2 shower heads in Master shower and 1 comfort height elongated toilet in MBA & ½ Bath |
| Level 1 granite/quartz tops with std edge & std undermount sinks at Kitchen, Prep Kitchen (per plan), LL Bar (per plan) and all std Baths | Jetted 42x72 tub at Master Bath with ceramic tile surround and step |
| Stained custom Kitchen cabinets, raised end panels, hidden hinges, oversized crown & std hardware | Drop-in laundry sink with chrome faucet |
| 7/8 extension soft-close drawer guide: Kitchen, Prep Kit (per plan) & MBA; full ext Kit trash rollout | Garbage disposal with air ride switch in Kitchen |
| 1 upper & 1 lower enameled cabinet with laminate top at Laundry Room | Sump pump in basement |
| ELECTRICAL AND LOW VOLTAGE | Passive radon vent with 1 outlet in attic for future finish; 2 exterior hose bibs |
| 200 AMP service panel with breakers | FIREPLACE, TRIM AND MIRRORS |
| LED light bulbs in all can lights and keyless fixtures | Direct vent fireplace with floor-to-ceiling stone façade and wood mantle |
| Indirect ceiling light tray(s) with rope lights (per plans) | Boot bench in Mud Room |
| Pre-wiring for 1 wifi expansion point, up to 8 media outlets & 2 room audio (2 in-ceiling speakers & 1 volume control) | Choice of oil rubbed bronze or brushed nickel door knobs and hinges |
| Pre-wiring for a basic security system and 2 security cameras | Wrought iron spindles, wood end caps and square capped newel posts |
| Pre-wiring & switch for ceiling fans in Great Room, Covered Patio, all Bedrooms and Office | Heavy, frameless, swinging, clear glass Master shower door |
| Weather proof exterior outlets at exterior doors (excludes door into house from garage) | Trim wrapped mirrors at Master Bath vanities |
| FLOORING AND TILE | "MI" BRAND WINDOWS & EXTERIOR DOORS, FRONT DOOR |
| Ceramic tile floors in Master Bath, Laundry and secondary Baths | White or tan vinyl windows, fixed or single hung with screens |
| Ceramic tile backsplash in Kitchen, Prep Kitchen (per plan) and LL Bar (per plan) | Argon gas filled windows with Low "E" glass |
| Ceramic tile walls & floor in Master shower; ceramic tile walls (up to 7'H) in all secondary Bath tubs/showers | Textured fiberglass 6'8" tall fiberglass front door with 2 direct-set clear glass sidelights (varies by elevation) |
| Multiple pre-finished hardwood flooring options in select styles in the following areas: | WARRANTY AND SERVICES |
| Entry, Kitchen, Prep Kitchen, Dining, Great Room, Mud Room and 1/2 Bath | 1 year James Engle Custom Homes provided warranty program |
| Upgraded standard carpet allowance and 6# pad | 24-hour emergency warranty service |
| HEATING AND AIR CONDITIONING | Quality assurance walk through occurs at 60 days and at 11 months after closing |
| 18 SEER A/C with iComfort wifi thermostat, 96% efficiency single stage gas furnace & humidifier | SITE WORK |
| INSULATION, GARAGE DOORS AND OPENERS | Landscaping Allowance of \$1,500, unless specified otherwise in C.U.P. |
| Energy saving air seal foam & caulk package | Fully sodded lot with fescue sod, up to 12,000 sq. ft., unless specified otherwise in C.U.P. |
| R-15 blown-in wall insulation & R-49 attic insulation (excluding Garage & vaults) (may vary on elevation styles) | Up to 42' of 3 to 2-1/2 car wide driveway inclusive of the city approach |
| Huber Zip Panel System for all exterior walls of the home | Site Cost coverage – up to \$7,500 (see JECH Addendum) |
| Steel insulated garage doors (16'x8' and 8'x8') | JAMES ENGLE CUSTOM HOMES ADVANTAGE PROGRAM |
| 2 Liftmaster Premium Series #8365-267 ½hp chain drive openers, 3 remotes & 1 exterior keypad | HVAC ductwork professionally cleaned by a third party at closing |
| PLANS | Minimum of six on-site meetings with builder and homeowner |
| Covered deck or patio (depends on lot) and size is per plans | Personal online access - download/print plot plan, floor plans, sign change orders & track costs |
| 3/4 Bath and wet bar stub in basement for future finish | Plumbing drain lines professionally inspected/cleared at closing |
| 30 year asphalt shingles, "Weathered Wood" in color with ice & water shield | Oversized 39 gallon sump pit with potential to seal in conjunction with optional radon mitigation |
| Approx. 9' foundation walls (not ceiling height) and 9', 10' and 12' ceilings on main level | Quality assurance 600-item check list reviewed with homeowner prior to closing |
| Concrete foundation egress well (2 in reverse floorplans with 2 LL bedrooms) | Written Home Owner Manual outlining the building process, home maintenance & much more |
| Fronts: James Hardie Lap siding, shake shingles, board & battens, stucco/stone accents (per plan) | In-house architect customization of James Engle Custom Homes' designs |
| Sides & Rear: James Hardie Lap siding and trim with LP® SmartSide® Fascia and Soffit | Personalize your home when you meet with our Designer to make many of your décor selections |

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www.JamesEngle.com (866) 782-2220