

# James Engle

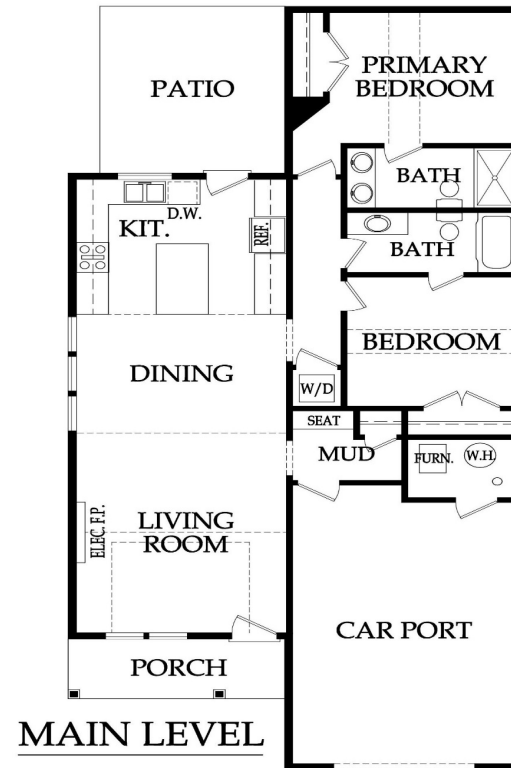
CUSTOM HOMES, LLC

## The Waldo

Ranch, 2 Bedrooms, 2 Baths, 1195+/- square feet  
See Website for Pricing - [www.jamesengle.com/plans](http://www.jamesengle.com/plans)



Cottage Elevation



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.

[www.JamesEngle.com](http://www.JamesEngle.com) (866) 782-2220



CUSTOM HOMES, LLC

**The Waldo**  
**STANDARD FEATURES**

**APPLIANCES**

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

**CABINETS AND COUNTER TOPS**

Level 1 granite/quartz tops with std edge in Kitchen and Bathrooms  
Stained custom Kitchen cabinets, hidden hinges, crown & std hardware  
Soft-close hinges on all cabinet doors

**ELECTRICAL AND LOW VOLTAGE**

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 in the following areas:  
Living Room, Dining Room, Kitchen and Back Hall

**HEATING AND AIR CONDITIONING**

PLEASE SEE ENERGY RATING

**INSULATION**

PLEASE SEE ENERGY RATING

**PLANS**

12'x12' standard concrete patio on grade  
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 of \$550 (see JECH Addendum)

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