



# John Wieland Homes – Standard Home Features

## BUILDER SERVICES

- **Pulte Protection Plan Warranty**
  - **10-YEAR** limited structural warranty
  - **5-YEAR** protection against leaks
  - **2-YEAR** mechanical systems coverage
  - **1-YEAR** overall coverage
- **Build Quality Introduction, Build Quality Orientation** and **Build Quality Celebration** with your Field Manager
- Informative homeowner's reference manual
- In-house warranty department
- Emergency warranty service provided after hours, weekends and holidays
- Convenient financing available through Pulte Mortgage
- **HomeTeam Pest Defense**
  - Sentricon termite bait stations with one million dollar termite guarantee
  - TAEXX Built-In Pest Control System

## INTERIOR FEATURES

- Smooth 10ft ceilings first floor / 9ft ceilings second floor
- Modern interior trim package:
  - Interior doors – 2 panel smooth w/ 444 casing
  - 6" base board
  - Window stool & apron
  - 1 piece crown in foyer (per plan)
- **Shaw** ceramic tile in all bathrooms and utility room.
- **Mannington** 3" oak floors in foyer, kitchen & breakfast area
- **Shaw** soil-resistant carpet with #5.5 rebond pad
- **Kichler** light fixtures
- Ventilated shelving in all closets
- **Dexter by Schlage** satin nickel door hardware
- Pull down attic stairs
- Low VOC interior paint and carpeting

## KITCHEN FEATURES

- **Aristokraft** 36" flat panel birch cabinets staggered layout with crown moulding
- **Granite** kitchen countertops with 4" backsplash
- Stainless steel under mount sink w/ **Moen** Brantford Chrome pull out faucet w/ vegetable sprayer
- **Energy Star Whirlpool** Appliances including:
  - Large capacity, multi-cycle dishwasher
  - Free standing, self-cleaning, ceramic top range
  - Built-in microwave
  - 1/2 horsepower food disposal

## BATH FEATURES

- **Moen** Brantford chrome faucets in all baths
- **Kohler Sterling** fiberglass tub/shower combination in secondary baths
- **Gerber** Pedestal sink with oval mirror in powder room, per plan
- **Gerber** elongated water saver toilets
- **Aristokraft** comfort height flat panel birch cabinetry in all baths
- Matte finish cultured marble vanity tops
- Full width vanity mirrors
- **Moen** Chrome bath accessories

## ENERGY EFFICIENT FEATURES

- Lennox 14 SEER HVAC split system (gas heat & electric A/C) w/Programmable thermostat
- Energy efficient insulation (R-30 in attic spaces and R-19 – 1<sup>st</sup> floor / R 13 2<sup>nd</sup> floor - in walls)
- Radiant barrier OSB roof sheathing
- Single hung, dual glazed, Low-E insulated, energy efficient, GBG vinyl windows
- **Gerber** elongated water savings toilets
- **Rinnai** tankless gas water heater
- **Moen** water saving shower heads
- **Typar** house wrap to provide added protection for your home
- Jumper Ducts for added comfort in your bedrooms
- Blower Door and Duct Blast Tested Construction

## ELECTRICAL CONVENIENCES

- Structural wiring package to include 4 dual CAT6 outlet (for Data/Voice/IP video).
- Ceiling fan pre-wires in family room & all bedrooms
- Recessed can lighting in kitchen and hallway
- **Lift Master** garage door opener w/ 2 remotes & 1key pad
- Washer and dryer connections
- Weather protected receptacles on front and rear
- GFI protected receptacles in wet areas
- Smoke Detectors in all bedrooms
- Carbon Monoxide detector on each floor

## ENGINEERING FEATURES

- Structure enhancing OSB exterior sheathing
- All houses sealed by licensed engineer
- All home sites tested for structural bearing capacity
- Engineered IRC code compliant construction

## EXTERIOR FEATURES

- **James Hardie Cemplank** fiber cement siding with low maintenance aluminum fascia & vinyl soffit
- Architectural Asphalt shingles with 30 year limited manufacturer's warranty
- Screens on all operable windows
- Front, rear, and side lawns fully sodded and professionally landscaped w/ irrigation
- Concrete driveway and walkway to front entry
- Raised concrete front porch with brick rowlock
- Two exterior hose bibs
- Insulated raised panel front door with weather stripping
- **Schlage** deadbolts on all exterior doors
- **Clopay** pinch-resistant steel, garage door
- Unfinished single car garage
- Underground Utilities

*Information subject to change without notice.  
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