

Included Value Features

No Detail Has Been Overlooked For Your Comfort & Convenience In Your New Kettler Forlines Home

Distinctive Exteriors

- Covered front porch or brick front on all homes, per plan – many other architectural styles are available
- Architectural grade roof shingles with a 30-year manufacturer's warranty.
- Lamp post adjacent to entry walkway.
- Low maintenance front styles featuring brick and stone water tables, detailed cornice and exterior trim with vinyl siding.
- Brushed concrete walks, steps and stoops at front entry.
- Oversized two car garage, per plan.
- Eight foot high garage doors with insulated panels with windows, per elevation.
- Energy Star certified Vinyl windows with high performance Low E insulated glass.
- Tyvek brand housewrap to minimize air infiltration.
- Exterior hose bibs, one front, one rear.
- Weatherproof electrical receptacles, one front, one rear.
- Professionally coordinated exterior color selections.
- Sod is installed on each home site
- Professionally designed landscaping package.
- Decorative mailboxes at the property line.
- Two-coat asphalt driveway.

Elegant Interiors

- First floor, second floor and lower levels in all homes include nine foot ceilings.
- Direct vent gas fireplace in the family room with a granite surround and choice of mantel styles.
- Hardwood flooring with a choice of finishes in foyer, powder room, kitchen & breakfast areas.
- Hardwood stairs to second floor stained to match foyer hardwood, with a carpet runner.
- Resilient flooring with a choice of patterns in rear foyers and laundry centers.
- Carpet with a choice of colors and styles in all other areas.
- Stair railings to second floor feature stained hand rails and painted balusters.
- Two-piece ceiling moulding in living rooms.
- Two-piece ceiling moulding and two piece chair rail with wainscoting below in dining room.
- 5 ¼ baseboard throughout first and second floor.
- 3 ¼ wide window trim with a window sill on all first and second floor windows.
- 3 ¼ wide interior door trim throughout.

- Six panel interior doors with Schlage® brand lever locksets in a satin nickel finish.
- Kichler light fixtures in all public areas and in baths in satin nickel finish.
- All laundry centers are located on the second floor, except for models with a first floor Owner's Suite, where the laundry center is on the first floor.
- Second floor laundry centers include shelving, wall cabinets in a white finish, and a laminate counter top with optional sink, per plan.

Gourmet Kitchens

- Kitchen designs are created in consultation with a Certified Kitchen Designer.
- All kitchens feature a center island design.
- Timberlake kitchen cabinetry includes base cabinets with roll out shelves, per plan.
- Kitchen cabinet designs include a recycling center with two recycling bins.
- Granite counters with a choice of colors and patterns.
- Stainless steel, double bowl under mount sink with a chrome finish single lever faucet with spray attachment and soap dispenser.
- Whirlpool kitchen appliances include: 22 cubic foot Energy Star side by side refrigerator with ice and water through the door, Energy Star dishwasher, gas cooktop with updraft vented hood, 30" built-in electric double oven and microwave.

Luxurious Baths

- Pedestal sink in Powder Rooms.
- Owners' Suite baths feature soaking tubs, per plan, and a separate shower with seat and glass enclosure, granite vanity top(s), per plan, with under mount porcelain bowls. Vanity cabinets may be selected in white or raised panel oak. Owners' Bath vanities to be 35" in height.
- All full baths feature 6x6 ceramic tile floors and tub/shower surrounds.
- All baths include commodes with an elongated bowl.
- All bath faucets are finished in chrome.

Energy Efficiency & Mechanical Features

- All homes are Energy Star certified.
- All homes are certified in the EPA Indoor Air Plus Indoor Air Quality Program.
- R 13 fiberglass batt insulation in exterior walls.
- R 11 fiberglass blanket insulation in unfinished lower level walls.
- R 30 fiberglass insulation in overhangs and garage ceilings with conditioned space above.

- Dual zone heating and air conditioning in all house types except the Norwood. Dual zone systems to consist of 92+ AFUE (Annual Fuel Utilization Efficiency) gas heating with 13 SEER (Seasonal Energy Efficiency Rating) electric air conditioning on the first floor and lower level and a 14 SEER electric heat pump serving the second floor. Single zone system in the Norwood to be 92+ AFUE gas heating with 13 SEER electric air conditioning.
- Programmable thermostat(s).
- Rough-in for a full bath in the basement floor.
- 75 gallon high-efficiency power vented gas water heater.
- 400 amp electric service.
- 2 RG6 TV outlets and 3 CAT 5 telephone outlets are standard.
- Smoke detector and carbon monoxide detector on all floors and smoke detectors in each bedroom.
- Fire suppression system.
- 3/4" Weyerhaeuser® brand Edge Gold subflooring or equivalent.
- Wood "I" Joist floor system for maximum, stability and strength.
- Raised roof truss system for maximum ceiling insulation effectiveness.
- Advanced framing techniques for maximum wall insulation effectiveness.
- All homes are covered by a 10 Year Warranty program through the Residential Warranty Company, LLC.

At Kettler Forlines Homes, the choice is yours.

We believe in offering a comprehensive selection of alternates and options so that our new homes may be personalized to each Owner's individual desires. Please visit our Design Center at the model home to view the many choices available.

Because of continuing changes in products, building codes, and availability of materials, builder reserves the right to incorporate new and improved design features at any time without notice or to use equivalent materials.



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