



# The Americana Series

By American Homesmith, LLC

## *Included Features*

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### **Exterior Features**

- Monolithic slab, stem wall slab, or crawl space foundations (based on lot)
- Low maintenance vinyl siding with lifetime warranty
- Spacious garages per plan
- 25 year three tab asphalt shingles
- Stone accents on front of home (per plan)
- Vinyl, insulated, single hung tilt windows with window grills and screens
- Insulated fiberglass front doors with glass (design per plan)
- Nickel Lockset on front door and deadbolts on all exterior doors
- Concrete driveways and walkways
- 10 x 12 Concrete patio on slab homes, 10x12 decks on crawl space homes
- Sodded front and side yards with seed and straw in sides and rear, foundation plantings in front yards
- 2 Hosebibs and 2 weatherproof outlets
- 1 flood lights in rear
- 5" gutters and downspouts (front only)
- Neighborhood mailbox

### **Interior Features**

- 9' smooth ceilings downstairs, 8' smooth ceilings upstairs
- Vaulted and tray ceilings per plan
- Gas fireplace with slate surround
- Custom designed wood mantel for fireplace
- Electrical wired per code, 3 CATV, 3 Phone, Ceiling Fan Prewires in all bedrooms
- Decorator light packages
- Trane Heat Pumps (13 seer)
- Designer plumbing fixtures
- Fiberglass Tub and Shower Combinations
- Custom wall paint (flat finish) and trim paint (semi-gloss)-buyer's selection
- Camden arched interior doors with brushed nickel hardware
- 2 ¼" casings, 5 ¼" baseboards throughout
- 1 pc crown in all tray ceilings
- Engineered hardwood floors in foyer and dining room
- FHA approved carpet with 6lb. pad
- Ventilated wire shelving in closets

## **Kitchen Features**

- Stainless steel appliance package including smooth top range, dishwasher, over the range microwave, and 22CF refrigerator
- 8" Stainless steel sink and custom chrome faucet with pullout sprayer
- 30" flat panel wall cabinets with decorative crown molding
- Granite countertops
- Icemaker connection
- Vinyl floors in kitchen, breakfast, and laundry

## **Bath Features**

- Garden tub in master bathroom per plan
- One piece fiberglass tub/shower combinations in secondary baths
- Adult height vanities with cultured hoaned-marble countertops with rectangular bowls
- Plate glass mirror at vanities
- No scuff vinyl floors in all bathrooms
- Chrome plumbing fixtures

## **Builder Energy Saving Features**

- 13 seer efficient heating and cooling systems
- 50 gallon electric water heater
- Engineered insulation system- R-13 walls, R-30 ceilings, and R-19 crawl space if applicable
- Ceiling Fans in Family Room and Master Bedroom

## **Builder Customer Care**

- New home construction orientation
- 1 year builder warranty
- 2 year mechanical systems warranty, 10 year structural warranty

