



Kings Way Homes - Standard Features & Inclusions

Interior Finishes and Materials

- 9' or greater first floor ceilings heights, with vaulted, tray, cathedral or decorative ceilings in many home designs
- Specialty drywall details such as plant shelves, arches, niches, half walls and columns per home design
- Rounded drywall corners with knockdown textured drywall finish (included in most home designs)
- Interior wall and ceiling painting, and closet interiors
- Custom interior woodwork staining / finish per home design
- Heatilator® Caliber direct vent unit fireplace with screen and glass doors, custom mantel and surround per home design
- Custom built raised panel birch cabinets with European style cabinet hinges
- Crown moldings, staggered installation and cabinet custom features per home design
- 6-panel solid core wood interior doors (6'-8" and/or 8' heights)
- Oversized millwork 4 ½" base and 3 ½" casing
- Premium Schlage® door and cabinet hardware and bath accessories (i.e., towel bars and toilet paper holders)
- Premium Kohler™ plumbing fixtures and faucets with Rite-Temp pressure balancing valves
- Kohler™ whirlpool or soaking tub with ceramic tile deck, backsplash and decorative border, ceramic tile shower with glass swing shower door at master bath per home design
- Kohler™ cast iron tub with ceramic tile surround at main bath
- Granite or Zodiaq® countertops in kitchen and wet bar; Corian® countertops in main bath and laundry room; ceramic tile countertops in master bath, powder room, and bath #3 per home design
- Ceramic tile backsplash at kitchen cook top/range per home design
- Plate glass mirrors over all vanities
- Wood flooring in foyer, kitchen, dinette, halls, dining room, powder room and laundry room per home design
- Mohawk® carpet flooring per home design
- Custom closet system in all closets
- KitchenAid® stainless steel dishwasher
- Range hood and insert per home design

Exterior Finishes and Materials

- Gaf-Elk Timberline® Natural Shadow™ 30 year dimensional roof shingles
- Fiber cement plank lap siding
- Natural or cultured brick and/or stone veneer, or other masonry product as shown per home design
- Real Trim™ corner boards, window trim and fascia
- Norandex/Reynolds Aluminum Raincarrier 5" gutters with 4" downspouts
- Tyvek® Home Wrap® and Flashing weatherization system
- Kolbe® high efficiency windows and full view patio doors with insulated Low-E glass, internal window grills and standard hardware per home design
- Wood foyer entry door with full-view storm/screen; sidelight units with storm panels per home design
- Exterior caulking, weather-stripping and painting
- Haas Gold Edition dual sided steel, insulated, raised panel overhead garage doors

Foundations and Structure

- Structurally engineered home designs
- Excavation and backfill
- Full height, poured concrete basement walls, 8' high, 8" thick with Form-A-Drain at footings
- Foundation exterior tar sprayed
- Concrete basement floor with stone base, poly vapor barrier and control joints
- Submersible sump pump with dedicated electrical outlet and oversized sealed crock basin
- 2 basement windows with wells and Form-A-Drain
- High performance engineered wood floor I-joists with ¾" tongue and groove sub-floor, glued and nailed
- Kings Way Strong Wall™ construction featuring 2x6 kiln dried studs with ½" OSB wall sheathing
- Manufactured and engineered roof trusses with tie downs, lateral bracing and nominal ½" OSB roof sheathing
- Colored baked enamel valley flashings and roof vents

Energy Efficiency, Plumbing and Electrical

- R-50 blown ceiling insulation; with R-38 sloped ceilings
- **R-19 fiberglass batt exterior wall insulation**
- **R-19.8 Corbond III™ insulation in box sill**
- R-11 full height foundation insulation
- **Carrier™ MCB 91% AFUE gas furnace with electronic ignition and programmable thermostat**
- Carrier™ humidifier
- Carrier™ 13 SEER Puron® air conditioner
- 200 amp electrical service with 40 circuits
- Recessed and/or accent lighting at kitchen, showers, halls and fireplace per home design
- 3 exterior weather proof outlets
- Interconnected smoke detectors with battery backup
- Carbon monoxide detectors
- Outlets and low voltage wiring for garage door openers
- Generous lighting allowance
- Exterior vented bath fans, ducting for range hood and dryer
- **A total (6) voice/data or cable jacks**
- Water line to refrigerator for icemaker
- Insinkerator™ garbage disposal at kitchen sink
- CPVC Flowguard Gold™ water lines
- Energy efficient 75 gallon gas hot water heater w/power vent
- Gas or electric to range and dryer
- 2 outside frost-proof hose bibs
- Energy Efficiency Certification test
- Convenient in-house Design Studio
- Pre-construction permitting
- Construction site clean up
- Move-in ready professional interior cleaning service, includes windows