

Wortham Oaks

The Oak Knoll III Collection - Everything's Included Standard Features

Interior Features

- 9' and 10' ceilings (per plan)
- Santa Fe arched-panel interior doors
- 2" faux-wood blinds at all operable windows
- Rounded drywall corners (excludes window returns)
- Monterey drag texture
- Satin nickel lever door hardware
- Brushed nickel plumbing fixtures & accessories in bathrooms
- Brushed nickel lighting in main living areas
- Low VOC paint
- Stained wood handrails
- Upgraded carpet in family room, bedrooms, study and game room (per plan)
- Ceiling fan in master bedroom and family room
- Block and wire for ceiling fan at covered patio
- 18" x 18" tile laid in brick joint pattern (per plan)

Kitchen Features

- GE Energy Star® Appliance Package (stainless steel)
 - microwave vented to exterior
 - 30" free-standing gas range
 - multi-cycle dishwasher
 - side-by-side refrigerator
- 36" flat-panel stained wall cabinets with crown moulding
- Granite kitchen countertops
- Undermount stainless steel sink
- Recessed lighting with CFL lamps
- WaterSense® certified single-lever faucet with pull-out sprayer
- 18" x 18" tile in kitchen and breakfast (per plan)
- Ceramic tile backsplash laid on diagonal

Technology

- Programmable thermostat
- Pre-wired for cable in family room, master bedroom, game room and media room, per plan
- CAT-5 telephone outlet in kitchen, master bedroom and study, per plan
- Security system prewire

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Bathroom Features

- Separate shower and tub at master bathroom

- 36" x 36" shower with tile surround at master bathroom (per plan)

- 36" x 60" garden tub with tile backsplash at master bathroom (per plan)

- Honed cultured marble vanity tops with square bowl sink in all bathrooms
- WaterSense® certified lever faucets & shower heads
- WaterSense® certified dual-flush elongated commodes in all bathrooms
- 18" x 18" tile
- Enclosed commode at master bathroom (per plan)
- Two sink vanity at master bath

Exterior Features

- MasterGrain 3/4 lite front door
- Full irrigation System with rain sensor
- Low-maintenance fiber-cement siding & soffit with 30-year warranty
- Fully sodded yards with landscaping package
- Rear yard enclosed with 6' cedar fencing
- Covered patio

Insulation Specifications

- R-30 blown insulation flat ceilings (where accessible)
- R-22 sloped ceilings (where accessible)
- R-13 walls
- Full first and second stage poly seal

Construction Features

- Three sides masonry, per plan
- Energy Star Certified
- 14 SEER HVAC system
- MERV 10 media filter
- PEX plumbing system
- Window sills at all windows
- Garage door opener with two remotes
- Insulated low-E glass vinyl windows
- Pre-plumb for future water softener
- Radiant barrier roof decking
- Roof ridge ventilation & air vents
- 30-year dimensional composition shingles
- 3000-PSI post-tension foundation certified on site by an independent engineer
- Third party, code-certified inspection process

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