

# OMEGA HOMES, INC.

## WELCOMES YOU TO YOUR FUTURE HOME FEATURES ON LOT 20-28, 1310 MASTERS ROAD (3/10/18)

### COMMUNITY:

- Residency in the beautiful, private GENEVA NATIONAL COMMUNITY (GN).
- Close to hospitals, schools and shopping (Lake Geneva, Williams Bay, Fontana, Elkhorn and Delavan).
- Gate guard security at entrances including regular, security patrols.
- Central sewer and water provided through GNCA.
- Professionally landscaped oversized, corner lot (16,174 sq. ft.) with scenic views on dead end street.
- Your home was designed by **Matthias Jans & Assoc.**, reviewed and approved by GN's Architectural committee.
- Enhanced, contoured lot grading for beauty and drainage.
- Maintenance reduced home to allow you the time to enjoy the many community activities.
- Community Approved Mail Box included.

### CONSTRUCTION INCLUSIONS:

- 2" X 6" exterior walls with OSB sheathing.
- 10" solid concrete on 9 ft. foundation walls.
- **Tyvek Housewrap** system on all exterior walls including garage.
- Engineered roof truss system to allow for maximum room volume.
- Solid I-Joist quality floor construction to maximize basement ceiling height.
- Tray and vault ceilings throughout most rooms.
- 2" x 4" insulated (R-13) and drywalled, exterior basement walls.
- 4" concrete basement floor with perimeter foundation drain tile and sump pit connections.
- Three large basement windows, insulated with screens (4'x5') for light and bedrooms.
- Garage includes central drain set in 4" concrete, garage slab.
- Garage walls insulated (R-13), drywalled and painted.
- Passive RADON system installed and vented through roof.

### EXTERIOR INCLUSIONS:

- Windows and doors by **ANDERSEN CORPORATION** with Low E, Smartsun, Heatlock Glass.
- **OWENS CORNING** Duration, "DURA RIDGE" lifetime Architectural shingle over 5/8" OSB Sheathing.
- **LP SMARTSIDE** siding, trim, soffit and fascia (5/50 year limited factory warranty) painted by factory.
- Seamless, 6" aluminum gutters and 3x4 downspouts set in storm pipe draining away from home.
- **HALQUIST** Summit Peak, Pro-Fit Alpine Ledge stone as per plan.
- Landscape low-voltage, lighting package to enhance your views at night.
- Enhanced roof pitch for beauty and long-term durability.
- Asphalt drive installed in 2 layers providing strength for additional parking and garage turns.
- Exterior lighting includes upgraded fixtures, rear house and low voltage landscape lighting.
- Oversized exterior concrete patio (16'x30') including landscaping and other custom details.

## INTERIOR INCLUSIONS:

- Beautiful, comfortable open floor plan with plenty of volume to enjoy life's activities.
- Vaulted and Tray ceilings providing a unique, custom feeling.
- Large windows to enjoy the many scenic views that differ by season.
- Finished Basement with Wet Bar, Full Bath, 2 Bedrooms and plenty of space to entertain. Zoned heating and cooling make for a comfortable temperature. Walls are 2x4 construction with R13 insulation. All basement finishes are upgraded.

## CABINETS AND COUNTERTOPS:

- **VALLEY CABINETS** Custom design Maple cabinets with full overlay fronts, full extension soft close drawer guides, dovetailed drawers with soft close hinges. These custom cabinets furnished in Kitchen, Kitchen Island, all Bathrooms, Laundry and Mud rooms.
- **GRANITE OR QUARTZ TOPS** throughout the home.
- Undercabinet LED lighting.
- Cabinet hardware is included from a large selection.

## FLOORING AND BATHS:

- **ARMSTRONG** Rural Living, engineered Maple hardwood flooring in Kitchen, Dining, Family, Foyer, Flex, Pantry, Laundry, Hobby and Mud rooms.
- **Dal Tile** Skybridge (12"x24") on bathroom floors over Hardiboard sheets laid over subfloor.
- **Dal Tile** Skybridge ceramic tile on bath and shower walls with row of Bliss Mosaic Glass.
- **Bliss** or random Glass Mosaic backsplash underneath Kitchen Cabinets.
- **SHAW** "Well Played 1", 37 oz. stainmaster carpet in bedrooms.
- **SHAW** "Its Been Good" commercial, stainmaster carpet throughout finished basement.

## APPLIANCES:

- **SAMSUNG** 4 DOOR Flex Food Showcase Refrigerator-stainless steel.
- **SAMSUNG** 30" Combo Oven, Microwave, Convection combination- stainless steel.
- **SAMSUNG** 30" 5 Burner Stove Top with Die-Cast Griddle-stainless steel.
- **SAMSUNG** Waterfall Dishwasher-stainless steel.
- **BEST** by **BROAN** stainless steel Exhaust Hood.
- **MAGIC CHEF** Wine/Beverage combination refrigerator-stainless steel.
- **FRIGIDAIRE** side by side refrigerator with ice maker serving basement bar.

## HVAC:

- Two zone heating and cooling (Main level and Basement).
- Upgraded **Bryant** 97% efficient 987M furnace.
- **Bryant** 19 SEER 5 stage air conditioner
- Two **Bryant** Evolution Connex thermostat, touch screen, WiFi, IAQ.
- **Bryant/Climate Shield** 10 year extended warranty on parts.
- **Bryant** large bypass Humidifier.

## ELECTRICAL

- 200 Amp service with 40 circuit panel.
- **Decora** switches & outlets and recessed LED can light fixtures throughout.
- Undercabinet LED lighting in Kitchen.
- Upgraded ceiling fans and beautiful light fixtures throughout.
- Electric smoke and CO2 detectors as required by code.
- TV and phone jacks amply installed.

- Floor outlets in Family Center and Flex Room.
- Dimmers, GFIs and outdoor outlets as shown.
- Outdoor low voltage lighting lights up the front elevation.
- Quiet Bath exhaust fan/light combination.
- Finished basement includes 26 LED can light fixtures.

#### **PLUMBING**

- **KOHLER** Underscore Whirlpool tub with built in heater and 8 jets.
- **Hellenbrand** water softner with digital controls.
- Master shower **Kohler** Diverter valve and rain shower head.
- **KOHLER** products provided for fixtures and faucets.
- Passive RADON system installed and vented through roof.
- 50 gallon quick recovery direct vent gas hot water heater.
- House shut off valve and drain system for extended times away.
- Hard water line directly to 2 outdoor frost proof hose bibs.

#### **FIREPLACE**

- **HEATILATOR** Icon wood Radiant Heat Fireplace.
- DESIGN SPECIALTIES Aluminum custom doors are available as an option.
- Custom Stone surround and mantel.
- Gas Log Lighter conveniently located.

#### **INTERIOR DOORS AND MILLWORK**

- Interior doors are solid core at 8' and 6'8".
- Crown is 5", Base 5.25" and Casing 3.5" as shown.

#### **CUSTOM RAILINGS**

- Stained poplar railings and posts with painted balusters.

#### **INSULATION:**

- R-21 exterior walls insulation with 2x6 framing.
- R-50 ceiling insulation combining batts and blown methods.
- R-13 exterior basement walls for below grade living comfort.
- R-13 garage wall insulation.
- Sound & fire mineral wool insulation on selected interior walls.
- Vent Tubes in every rafter space for proper attic ventilation.
- Foam draft stopping of all windows, doors, and all exterior penetrations.
- Exterior wind caulking where needed

#### **LANDSCAPING:**

- Landscaping completed in accordance with landscape plan designed by B&J Landscape Company which was proposed and accepted by GN.
- All gutters flow in drain tile taking rainwater away from the home.
- Low voltage landscape lighting in front including walkway fixtures.

#### **WARRANTY:**

- The "OMEGA" warranty providing one year on the home.
- Builders 2-10 providing 10 years structural warranty per attachment.
- Bryant/Climate Shield 10 year warranty on parts.
- Owens Corning provides a lifetime manufacturer's warranty on roofing shingles (see their website) and Tim Cote, Inc. provides a 5 year roof labor warranty.
- LP siding, soffit and fascia products warranty.
- Manufacturer's warranties on Samsung appliances and Kohler plumbing fixtures.

