

VISUALLY APPEALING EXTERIORS

- LP SmartSide siding (per plan)
- 2-car front or rear entry garage (per plan)
- Composite decking with metal railing
- Elegant Belleville with vertical light and smooth finish fiberglass front door with chrome hardware
- Professional, master planned landscape package
- 25-year 3-tab shingles
- Azek pavers on attic floor (per plan)

OUTSTANDING CONSTRUCTION QUALITY

- Glued and mechanically fastened subfloors to minimize squeaks
- Ceilings have 1/2" drywall to reduce ceiling sags
- Housewrap moisture protection for a drier home
- OSB surrounds the house to provide a higher R-rating
- All interior and exterior walls are framed 16" on center and 19" center on floor joists
- Drywall is nailed on perimeter and screwed on balance to minimize nail pops
- An independent structural engineer inspects every single Empire home after framing

CONVENIENCE, SAFETY, AND ENERGY-SAVING ADVANTAGES

- Security System pre-wire infrastructure to support wireless security
- Structural framing inspection by licensed Engineer
- R-13 (2x4 walls) & R-19 (2x6 walls) insulation in exterior walls; R-30 in ceiling & attic

- High efficiency, Lennox 14 SEER air conditioning system and natural gas heating systems
- 50-gallon electric water heater
- Low-e windows
- Garages with paint-ready drywall
- One garage door opener with two remotes
- One carbon monoxide detector (per code)

MODERN KITCHEN AND BATHS

- GE stainless steel appliances including, electric smooth-top range, built-in microwave, and built-in dishwasher
- Big/med stainless steel undermount sink with Moen Align Chrome pull-out faucet plus 1/2 HP disposal
- Level 2 granite countertops and level 2 ceramic tile backsplash in kitchen
- Echelon Norwich painted cabinets with solid wood crown in kitchen
- Pedestal sink in powder room(s); elongated toilets in all baths
- Granite countertops, his height vanity/vanities in premier bath; cultured marble in all secondary full baths
- Moen Chateau Chrome faucets in premier suite and all secondary baths

ELEGANT INTERIOR DETAILS

- Level 2 Shaw/Mowhawk carpet with choice of colors and 1/2" 8 lb. padding
- Level 1 ceramic tile in premier bath, secondary full baths, and laundry
- Boxed-end stairs with wall-to-wall carpet

- Sherwin Williams “Painters Edge” flat latex paint with smooth finished white ceilings
- Light fixtures with a \$1,250 light allowance
- Structured wiring panel including 30” canister and 2 TV and 3 Data lines. Three ceiling fan prewires. (Location determined at Design Studio appointment)

A PERSONAL TOUCH

- Prior to closing, an Empire Quality Assurance representative will perform a detailed Quality Assurance check on your home using an extensive checklist
- Empire provides the service of 1-month, 5-month, & 11-month walk in your new home. The walks allow us to inspect your home with you and make any adjustments or corrections that may be needed



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