

# OMEGA HOMES, INC.

## WELCOMES YOU TO YOUR FUTURE HOME FEATURES

**Omega Homes Inc.** builds high quality, attractive homes in the Geneva National community and elsewhere. The following is an outline of certain specifications intended to be included in this home. Omega Homes, Inc. reserves the right to make changes to this list as it deems necessary.

### 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.
- Heavily wooded, walkout lot on the golf course **ARNOLD PALMER 15<sup>th</sup>** hole.
- Your home design by **Matthias Jans & Assoc.**, reviewed and approved by GN's Architectural committee.
- Enhanced, contoured lot grading for beauty and drainage accentuating the basement walkout.
- Maintenance reduced home to allow 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 9 ft. foundation walls.
- **Tyvek Housewrap** system on all exterior walls including garage.
- Engineered roof truss system to allow for maximum room volume.
- **ADVANTECH** subflooring providing extra strength to all floors.
- Solid I-Joist quality floor construction to maximize basement ceiling height.
- Tray and vault ceilings throughout most rooms.
- 4" concrete basement floor with perimeter foundation drain tile and sump pit connections.
- Garage includes central drain set in 4" concrete slab.
- Garage walls insulated (R-13), drywalled and painted.
- Active RADON system installed and vented through roof.

### EXTERIOR INCLUSIONS:

- Windows and doors by **ANDERSEN CORPORATION** with Low E, Heatlock Glass.
- **OWENS CORNING** Duration, 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 with leaf protection and 3x4 downspouts set in storm pipe draining away from home.
- **HALQUIST** Dimensional stone as per plan. Selection to be decided by buyer.
- Covered deck can be converted into screen enclosure at your design as an option.
- 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 house lighting includes upgraded fixtures, low voltage lighting and spotlights.

## INTERIOR INCLUSIONS:

- Beautiful, comfortable open floor plan with plenty of volume to enjoy life's activities.
- Vault and Tray ceilings providing a unique, custom feeling.
- Large windows to enjoy the many scenic Geneva National views that differ by season.

### CABINETRY 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** in Kitchen, Master Bath, Powder Room and elsewhere.
- Undercabinet Kitchen LED lighting.
- Cabinet hardware included from a large selection.

### FLOORING AND BATHS: Selections can be modified

- **ARMSTRONG** Rural Living, engineered Hickory hardwood flooring in Kitchen, Dining, Family rooms and Foyer.
- **Dal Tile Skybridge (12"x24")** in Laundry, Mudroom, Powder room and Pantry.
- **Dal Tile Skybridge (12"x24")** on bathroom 2, basement bathroom floor and tub/shower areas.
- **Dal Tile Esta Villa (12"x24")** on master bathroom floor and shower walls with row of Bliss Mosaic Glass.
- **Dal Tile Skybridge (12"x24")** basement wet bar area floor.
- **Dal Tile** Eternal Parisian backsplash.
- **SHAW** "Well Played 1", 37 oz. stainmaster carpet in bedrooms.
- **SHAW** "Bayberry Park" commercial, stainmaster carpet throughout finished basement.

### APPLIANCES: Selections can be modified

- **GE Profile** French door, stainless steel Refrigerator with hands free auto fill.
- **GE Profile** 30" Combo Oven, Microwave, Convection Combination-stainless steel.
- **GE Profile** 30" 5 Burner Stove Top with Die-cast Grates-stainless steel.
- **GE Profile** Stainless steel dishwasher
- **Best by Broan** stainless steel Exhaust Hood.
- Brand name refrigerator with ice maker serving basement bar.

### HVAC:

- Two zone heating and cooling (Main level and Basement) separately controlled.
- **Bryant** 926T 96% efficient furnace.
- **Bryant** 16 SEER 5 stage air conditioner
- **Ecobee 3** thermostats, touch screen with WiFi access.
- **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 Kitchen lighting.
- Upgraded ceiling fans and light fixtures.
- Electric smoke and CO2 detectors.
- TV and phone jacks amply installed.
- Floor outlet in Family Center.
- Outdoor lights and spots, light timer, and GFIs outlets as shown.

- Quiet Bath exhaust fan/light combinations throughout.
- Finished basement includes 15 LED can light fixtures.

#### **PLUMBING**

- Master shower **Kohler** Diverter valve and rain shower head.
- **KOHLER** fixtures and faucets throughout.
- Active 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.
- Water line for future irrigation system

#### **FIREPLACE**

- **HEATILATOR** Icon wood burning Radiant Heat Fireplace.
- DESIGN SPECIALTIES Aluminum custom doors are optional.
- Granite Surround and custom mantel.
- Gas Log Lighter conveniently located.

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

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

#### **CUSTOM RAILINGS**

- Stained poplar posts and railings with Tuscan Iron balusters.

#### **INSULATION:**

- R-21 exterior walls insulation with 2x6 framing.
- R-50 ceiling insulation combining batts and blown methods.
- 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.

#### **BASEMENT FINISH: WALKOUT LOT**

- Excellent finishes including granite tops, tile bathroom floor and showers, commercial carpet, LED can lighting and much more.
- Wet Bar with beautiful cabinetry, granite tops and Frigidaire Refrigerator.
- Separate zone for both heating and cooling from house above.

#### **LANDSCAPING:**

- Landscaping completed in accordance with landscape plan.
- All gutters flow in drain tile taking rainwater away from the home.
- Low voltage landscape lighting in front including walkways.

#### **WARRANTY:**

- Builders 2-10 providing 10 years of support.
- The "Omega" one/two-year coverage as described in Builders 2-10 literature.
- Bryant/Climate Shield 10-year extended warranty on parts/Square One labor 5 year.
- Owens Corning provides a lifetime manufacturer's warranty on roofing shingles and Tim Cote, Inc. provides a 5 year labor warranty.
- LP siding, soffit and fascia products warranty.
- Manufacturer's warranties on GE Profile appliances and Kohler plumbing fixtures.