



The
KEMP HOMES Co.
A Legacy of Design, Quality & Value



Signature Features for The Enclave at Ridgepointe

The Kemp Homes Company is legendary for providing impeccable design, luxury benefits and construction integrity for generations of homeowners. The features and specifications built-in to every home are carefully selected for their enduring style, ease of maintenance and user value. This quality is backed by the stability and security of The Kemp Homes Company name. We've been winning national and local design awards for over 60 years, and our legacy continues.

Inside Your Home . . .

- 9 Foot Ceilings on First Floor
- 2-Panel Doors with 3 1/4" Colonial Casing
- 5 1/4" Baseboards
- Wood Sill with Apron on All Windows
- Walk-in Closets, per Plan
- First Floor Laundry with Electric Dryer Hook-up, Vent to Exterior, In-wall Box for Washer Supply & Drain, and Wire Shelf over Washer & Dryer - Per Plan
- 3 RG-6 Co-axial TV Prewires
- 3 Category 5 Phone Prewires
- Generous \$1,000 Lighting Allowance
- Drywall Nailed, Screwed
- Two Coats Interior Paint, Smooth Finish Walls
- Sand Swirl Ceilings
- Hardwood Flooring in Foyer
- Quality, Stain-resistant Carpeting in Array of Colors
- Ventilated Closet Shelving
- Elongated Toilets in All Bathrooms
- No-Wax Vinyl Floor in All Baths and Laundry Room
- Lever Handle Door Hardware Throughout
- Garage Door Opener for Each Overhead Door with Remotes for Each Car Bay

Your Kitchen . . .

- No-Wax Vinyl Flooring in Kitchen & Breakfast Room
- Granite Countertops
- Quality Cabinetry by Aristokraft With 42" Wall Cabinets
- Large Breakfast Room, Per Plan
- Quality Appliances by Whirlpool
- Self-cleaning Oven with Smooth Top Electric Range
- Built-in Microwave Hood Combo
- Energy Efficient Dishwasher
- Spacious Built-in Pantry, Per Plan
- Double-Bowl Stainless Steel Sink
- Moen Chrome Single Lever Faucet
- 1/2 Horsepower Disposal by Insinkerator
- Island and/or Menu Desk - Per Plan

Your Master Bath . . .

- Double-Bowl Vanities - Per Plan
- Moen "Eva" Faucets
- Furniture Quality Cabinetry
- Cultured Marble Vanity Tops
- Cultured Marble or 12"x12" Tile Shower Surround
- 42" High Vanity Mirror
- Linen Closet per Plan
- No-Wax Vinyl Floor

Outside Your Home . . .

- Fully Sodded Lot in Disturbed Areas
- Permanent Address Marker
- 2 or 3 Car Garage - Per Plan
- Embossed Steel Panel Garage Doors
- Luxurious Oversized Brick and Natural Stone (Not Manmade) Elevations
- Upgraded Low Maintenance Vinyl Siding
- Aluminum Porch Posts - Per Plan
- Baked-on Enamel Aluminum Gutters & Downspouts
- Full Sidelight Window(s), Per Plan
- Double Pane, Low E Insulated, Vinyl Windows with Tilt-In Bottom Sash
- Two Exterior Freezeproof Hose Bibs
- Two Exterior 110V GFI Weatherproof Receptacles
- Prefinished Shutters, Per Elevation
- Window Grilles in Front Windows per Elevation
- Enclosed Soffit & Fascia
- Concrete Driveway and Front Walk
- Concrete Patio (10'x12') at Ingrade or Walkout Lots
- Splash Blocks at all Downspouts
- \$1,000.00 Landscaping Allowance

Energy & Construction Advantages . . .

- Homeowners Warranty
- Zoned Heating and Cooling - Per Plan
- R-38 Blown Ceiling Insulation
- R-13 Insulated Sidewalls
- Bandboard Insulation
- R-10 Insulated Finished Basement Walls Where Adjacent to Concrete Foundation - Per Plan
- Thermal Insulation Blanket Applied to Unfinished Concrete Basement Walls
- Full Height 8 Ft. Foundation Pour (7'-10" Nominal Height)
- 3/4" Subfloor Glued & Nailed
- 7/16" OSB Roof Sheathing
- 30 Year Architectural Shingle with Full Felt Underlayment
- 6' Wide Vinyl Insulated Patio Doors w/ Screen - Per Plan
- AdvanTech Zip System Exterior Sheathing Panels
- Energy-Efficient Gas-Fired Central Heating System
- Energy-Efficient, Electric 13 S.E.E.R. Air Conditioner
- Interior Hydro-Channel Basement Floor Perimeter Leak Protection System
- Entry Door with Adjustable Threshold
- 200 Amp Circuit Breakers
- Copper Wiring
- Water Outlet in Basement
- 50 Gal. Water Heater

Energy & Construction (Continued) . . .

- Enrollment in Homeowners 5 Year Electrical Protection Plan
- PEX Water Supply Line
- Rubberized Foundation Waterproofing System with 10 Year Manufacturers Warranty
- TJI "Silent Floor" Engineered Floor Joist System

For Your Safety & Security . . .

- Interconnected Smoke Alarm System, Alarm for Each Floor & Bedroom with Integral Carbon Monoxide Detectors As Required by Code
- Ground Fault Interrupters (GFI's) in Kitchen, Garage & Baths
- Dead Bolt on Front Door

Personalizing Your Home . . .

- To make Your Home uniquely Yours we've included an array of the **Most Popular Optional Features**

Optional Architectural Features . . .

- Crown Moulding
- Window Casing
- Hardwood, Ceramic Tile & Specialized Flooring Available
- Bookcases
- Direct Vent Gas Fireplaces
- 9 Ft. Basement Pour (8'-10" Nominal Height)
- Bay Windows
- Lower Level Finishes - Per Plan
- Wet Bars
- Arched Door Openings with Flanking Columns
- Crown & Chair Moldings
- Painted and Stained Colonial Staircase
- Vaulted, Coffered or Tray Ceilings
- Transoms Over Windows & Doors
- Stained Glass Front Doors & Sidelights
- Dormers per Elevation
- Optional Garage Door Windows
- Insulated Garage Doors
- Coach Lights at Garage
- Cedar Deck
- Covered Deck with Optional Insect Screening
- Concrete Patios
- Upgrade to Traditional Rail & Ballusters or Iron Spindles at Staircase

Optional Bathroom Features . . .

- Whirlpool Tubs
- Brass or Specialized Plumbing Fixtures
- Specialized Flooring
- Additional Baths
- Optional Luxury Master Bath per Plan

Optional Kitchen Features. . .

- Custom Appliance Colors
- Gas Appliances
- Specialized Flooring
- Glass Cabinet Doors
- Under Cabinet Lights
- Cast Iron Sinks

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Visit our website @ www.kemphomes.com

A principal in the ownership entity is a licensed real estate broker but is not involved in any of the brokerage transactions. 10/04/17

