

Charles Thomas HOMES

HPNH High Performance New Home



Every home we build is built to the standards of a High Performance New Home. Visit www.HighPerformanceNewHomes.com to learn more about the perfected version of the new home.



The "Addison"

1799 FINISHED SQ FT
2 CAR GARAGE

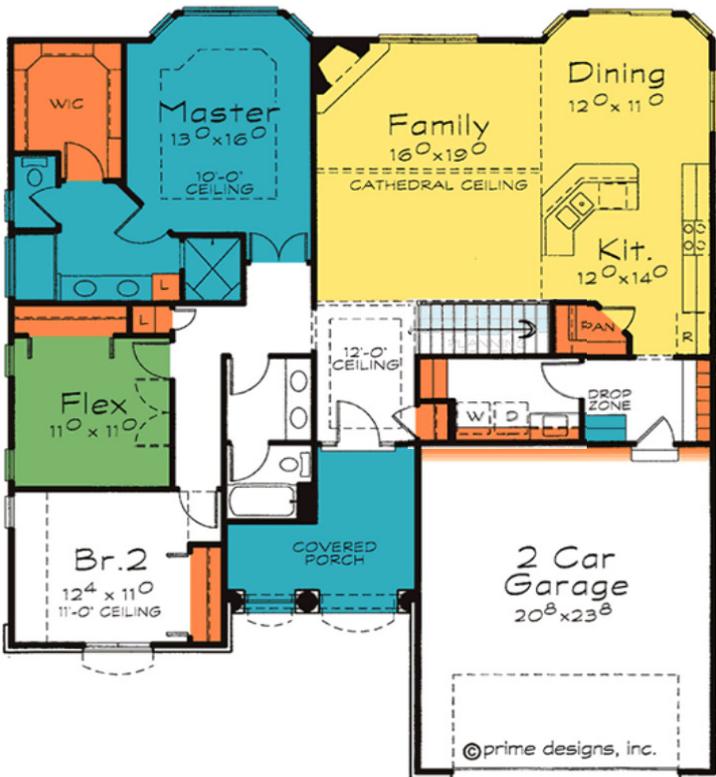
Base price without lot: \$212,282

With lot and ample upgrade options this home comes in around \$285,000.

This 3 BR ranch is great for entertaining. The open floorplan features a gourmet kitchen with large hearth/dinette area and walk-in pantry. A large master suite with whirlpool tub and spacious walk in closet. Middle bedroom can be optional den or office. A large covered porch brings lots of charm and street appeal to this home.

Base price includes all the upscale features of a *High Performance New Home*

See standard features on back



For More Information Call:

Builder / Agent

Tim Lowndes

402-306-0065

timlowndes@charlesthomashomes.com

Agent Has Equity In These Homes



All information is believed to be accurate, but is not guaranteed. Prices and specifications are subject to change without notice. Floor plans may reflect some options. *All floor plans by Charles Thomas Homes are original creations and may NOT be duplicated without written consent. Prices are subject to change without notice. Check for current pricing.*

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Charles Thomas HOMES

The Addison

Ranch, 3 Bedroom, 2 Baths, 1799 Square Feet, 2 Car Garage

STANDARD FEATURES

This is only a partial listing of features included in our base price. Download a complete list from our website.

Interior

Whirlpool tub includes tiled tub deck—Double vanities
Master bedroom boxed ceiling
Granite countertops and stainless steel under-mount sink
Ceramic tile backsplash in kitchen laid on diagonal
Custom oak cabinets with raised door fronts, hidden hinges, and crown molding. Staggered height and depth.
Hardwood floors in kitchen and entry (or tile in entry)
Kitchen can light package and 3 fan/light rough-ins
36" Direct vent gas fireplace with IntelliFire technology
Appliance package includes Range, dishwasher, microwave
3/4 bath rough in for future finish in basement
Vinyl flooring and laminate tops in baths and laundry
8' Ceilings with 9' poured foundation walls
Oak woodwork with flush oak hollow core doors
4 phone, 4 cable, security pre-wire
Moen faucets and matching towel bars

Exterior

2 Car completely finished garage. Air sealed, ventilated, insulated walls, drywall, trimmed and painted
James Hardi fiber cement siding engineered for climate
10 Year waterproofing warranty with both interior and exterior drain tile. Footings waterproofed
Full sod up to 8,000 square feet
12x12 patio, 2 water spigots, flip up downspouts, curb grind
Brick on front elevation foundation
Daylight vinyl window in basement with metal well
Insulated garage door and pre-wire for opener

ENERGY STAR Package

High performance Marvin Integrity windows
2x6 Exterior wall framing, insulated corners and headers
R-23 Blown-In walls, R-50 Attic insulation-3rd party verified
Windows Taped exterior and Foamed interior
95% efficient Trane and 14 Seer A/C.
All ductwork is sealed tightly and tested. Returns sealed with Thermopan, drywall sealed to floor
Air-tight can lights used and sealed tightly
EcoSeal® home sealing package—every wall is tightly sealed
All penetrations and electrical openings are sealed with foam and caulked to the drywall. Drywall sealed to floor.
Band joist completely sealed with spray foam plus insulation
Sill Plate sealed tightly to foundation
ENERGY STAR rated bath fans—tested for proper flow, wired to timers. Humidity sensing fan in master bath.
Zip System wall sheathing with Stormex weather barrier
All exterior siding and soffit joints caulked with Bondaflex

EPA's Indoor airPLUS Package

Form-A-Drain interior and exterior draitile - moisture/radon
Ice flashing membrane installed on all eaves and valleys
Sump pump installed in basement sump pit
Active radon mitigation system including installed suction fan
Includes 2 radon test kits and guidance for follow up action
3 year termite pre-treat warranty
Home sealing package prevents unwanted pests
HVAC design determined by Manual J calculation and all rooms are pressure balanced. Manual D for duct design.
5 inch air filter (Merv 8) with flow gauge, programmable t-stat
Whole house mechanical fresh air intake provided to supply fresh filtered make up air to home. On mechanical damper
Kitchen range is mechanically exhausted to the outdoors
50 gallon power vented hot water heater
Carbon monoxide alarms in sleeping zones
Common garage walls air sealed
Motion-sensor operated garage exhaust fan to ventilate carbon monoxide and other chemicals from garage
Certified low-formaldehyde wood products and low VOC paints
HVAC system verified dry, clean and properly installed
Home properly ventilated prior to occupancy

NAHB Certified Green Package

Green practices followed to minimize disturbance of trees, vegetation, soil and erosion
Efficient use of resources, quality materials, reduced job waste, advanced framing methods
Doors, overhangs, ice barrier, flashing, waterproofing, drainage, and grading all designed for enhanced durability and reduced maintenance
Recycled content building materials used where possible
Wood-based products certified by the Sustainable Forestry Initiative Program (SFI)
Manufacturers of our major components are certified green in energy and waste usage
Water saving features: EPA Water Sense-rated faucets and high-performance dual flush toilets
Detailed owners manual includes information on home operation, maintenance, safety, green features of your home, product manuals, and recycling. Includes pictures of your home prior to drywall for utility documentation. Also includes all certification documents.

Third-Party Verification

You will have peace-of-mind knowing that multiple inspections are performed by third-party verifiers throughout construction. All inspections culminate in documented certification that your home has been built to the highest standards.