



#### OUR MISSION

At Magnolia Homes, we are more than a luxury home builder. We are committed to the design and personalized features that reflect your distinctive taste and make your home as unique as you. We pledge our attention to craftsmanship, originality, superior materials, and dedication to your total satisfaction.



#### THE DIFFERENCE

- 1 Amana® AC manufacturer warranty
- 2 Amenities in community
- 3 European round downspouts on front of homes
- 4 Copper flashing where brick is
- (Included) Air seal foam insulation around windows and exterior doors and (Optional) <sup>1</sup>/<sub>2</sub>" flash coat foam insulation on exterior walls
- 6 R-30 insulation blown into ceilings and vaults
- 7 All James Hardie® exterior trim
- 8 Pella® windows with Low-E advanced glass and argon gas
- 9 James Hardie® board siding
- 10 Insulated garage doors with belt-driven motors
- 11 Covered rear porches with ceiling fans
- 12 Fully landscaped & one year of lawn treatment











### THE DIFFERENCE

- 1 Custom designed plans
- 2 Custom bulit vent hood
- 3 Stone or tile backsplash
- 4 Custom built solid wood cabinets made in the USA
- 5 Farm sinks and Moen® faucets
- 6 Custom shelving (in closets that receive shelving)
- **7** 5 1/4" base boards downstairs
- 8 5" wide engineered, hand scraped hickory wood floors
- 9 Custom bench and hooks











]] 2 F. CHE 11 -5 8 6 Magnolia Homes may have to substitute certain materials of equal or greater quality at times due to varying factors.

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#### THE DIFFERENCE

- 1 Clean and safe construction site
- 2 16" on center rafters
- 3 TechShield® decking
- 4 Real Tyvek® house wrapping
- 5 R-11 or R-13 rated ECObatts in walls
- 6 Optimal attic
- 7 Permanent stairs to attic with flooring per plan
- 8 Pex tubing for plumbing
- 9 14" slabs with extra rebar











#### FIRST YEAR

Lot grading and drainage 1) Roofing 2 Siding and caulking Masonry and concrete Chimneys and fireplaces Windows and doors 6 Interior walls and trim Flooring and covering 9 Carpentry Cabinets and countertops Cooling and heating Plumbing 12 Electrical 13

Water infiltration

# SECOND YEAR Lack of water supply 14 15 Septic system fails (16)Pipe leaks Clogged drains and Sewers 17 Ductwork separates 18 Wiring fails to carry 19 Specified electrical load





Specific warranty terms and coverages are set forth in the QBW Limited Warranty Agreement. The artwork is provided as a visual reference only and does not modify or change coverages in the QBW Limited Warranty Agreement. © Copyright 2015 Quality Builders Warranty Corporation

## 10 YEAR LIMITED QUALITY BUILDERS WARRANTY







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