



est. 1987
MagnoliaHOMES

OAK HILL

Magnolia Homes Mission Statement:

Magnolia Homes is more than a custom builder; we are your personal builder.

We are committed to design and personalized features that will reflect your distinctive taste and make your home as unique as your fingerprint.

We pledge our attention to craftsmanship, originality, superior materials, and dedication to your total satisfaction.

www.YourMagnoliaHome.com

Oak Grove Realty, LLC

901-309-0710

Magnolia Homes proudly partners with the following:



*Therma-Tru® exterior doors have a limited lifetime warranty on all all Therma-Tru® components which is everything on all exterior doors. Warranty is for the original homeowners only. Includes black hardware and hinges.

**Pella® Windows are low-maintenance vinyl framed windows that do not require painting. These windows included a limited lifetime warranty on nonglass materials that is nontransferable and a 20-year transferrable manufacturer limited warranty on the glass installed in Owner-Occupied Single Family Homes. Beyond original homeowner there is a 10-year transferrable limited warranty on all the nonglass materials at the Buyer's transfer of ownership. All transferrable warranties are based on original purchase date from Pella. Caulking will need to be maintained.

***Lowers temperature in attic 20 - 30 degrees

****All homes have appropriate certified tonnage including volume-controlled dampers at each supply run-out

-Changes to the included features list and substitutions of similar quality features may be made without notice due to availability, code, etc.-



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THE MAGNOLIA DIFFERENCE

- 10-YEAR QBW WARRANTY – BACKED BY LIBERTY MUTUAL
- 14" MINIMUM ABOVE GRADE SLABS W/ EXTRA REBAR - HELPS W/ DRAINAGE AND STABILITY
 - 16" ON CENTER VS. 24" ON CENTER RAFTERS
 - JAMES HARDIE® EXTERIOR TRIM & SIDING – ROT RESISTANT; NO PAINTING
 - TYVEK® HOUSE WRAPPING AND TAPING – PREVENTS WATER INFILTRATION
- TEC SHIELD® VS REGULAR PLYWOOD DECKING – RADIANT BARRIER KEEPS ATTICS UP TO 30 DEGREES COOLER
 - UPONOR® PEX TUBING – LEAK AND FREEZE RESISTANT
 - OPTIONAL ½" FLASH COAT FOAM INSULATION – ENERGY EFFICIENT
 - OPTIMAL ATTIC VS STANDARD ATTIC (STAIRS, FLOORING, RAISED AIR DUCTS, ETC)
- AIR SEAL FOAM INSULATION AROUND WINDOWS AND EXTERIOR DOORS – ENERGY EFFICIENT
- R-30 INSULATION BLOWN INTO CEILINGS AND VAULTS; R-13 RATED ECO BATTS IN WALLS – ENERGY EFFICIENT
- 5 ¼" BASEBOARDS DOWNSTAIRS; 4 ¼" CROWN UPSTAIRS – ELEGANT CHARACTER
 - CUSTOM BUILT SOLID WOOD CABINETS MADE IN THE USA
 - MOEN® FAUCETS
- CUSTOM SHELVING BY INSPIRED CLOSETS – LOW MAINTENANCE; MAXIMUM STORAGE
 - WIDE PLANK HARDWOOD FLOORING
 - HIGHER DENSITY CARPET PADDING - PROLONGS LIFE OF CARPET
 - CUSTOM BUILT BENCH AND HOOKS – MAXIMUM ORGANIZATION
- INSULATED GARAGE DOORS WITH BELT DRIVEN MOTORS – QUIET & ENERGY EFFICIENT
 - CLEAN AND SAFE CONSTRUCTION SITES
- AMANA® MANUFACTURER WARRANTY - LIMITED LIFETIME WARRANTY ON COMPRESSORS AND HEAT EXCHANGERS
- PELLA® WINDOWS AND LOW-E ADVANCED GLASS/ ARGON GAS – LOW MAINTENANCE AND ENERGY EFFICIENT WITH EXTENSIVE WARRANTIES
- COPPER FLASHING VS GALVANIZED PAINTED FLASHING – LOW MAINTENANCE; NEVER NEEDS PAINTING
 - EUROPEAN ROUND DOWNSPOUTS ON FRONT OF HOMES -
 - FULLY LANDSCAPED – READY FOR MOVE-IN
 - ONE YEAR OF LAWN TREATMENT
 - CUSTOM DESIGNED PLANS
 - COVERED REAR PORCHES