



LIVE LIFE WELL WITHTM
est. 1987
Magnolia HOMES

...that extra touch

The
MAGNOLIA DIFFERENCE



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
- 5 (Included) Air seal foam insulation around windows and exterior doors and (Optional) ½" flash coat foam insulation on exterior walls
- 6 R-30 insulation blown into ceilings and vaults
- 7 All James Hardie® exterior trim (15-year limited warranty)
- 8 Pella® or JELD-WEN® windows with Low-E advanced glass and argon gas
- 9 James Hardie® board siding (30-year limited warranty)
- 10 Insulated garage doors with belt-driven motors
- 11 Covered rear porches with ceiling fans
- 12 Fully landscaped & one year of lawn treatment



EXTERIOR



5



1

12

8



6



2



11

4



10

THE DIFFERENCE

- 1 Custom designed plans
- 2 Custom built 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 Wide plank engineered hand scraped hardwood flooring
- 9 Therma-Tru® Exterior Doors in most communities
- 10 Custom bench and hooks



INTERIOR



2

3



5



6



8

Magnolia Homes may have to substitute certain materials of equal or greater quality at times due to varying factors.

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





7

2



5



8



9

1

FIRST YEAR

- 1 Lot grading and drainage
- 2 Roofing
- 3 Siding and caulking
- 4 Masonry and concrete
- 5 Chimneys and fireplaces
- 6 Windows and doors
- 7 Interior walls and trim
- 8 Flooring and covering
- 9 Carpentry
- 10 Cabinets and countertops
- 11 Cooling and heating
- 12 Plumbing
- 13 Electrical
- W Water infiltration

SECOND YEAR

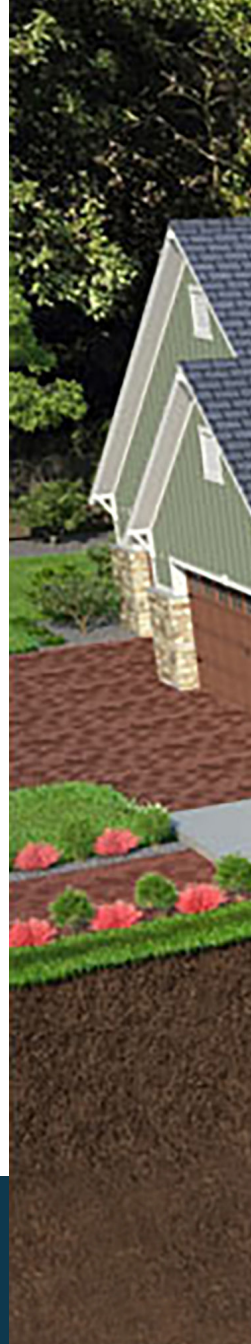
- 14 Lack of water supply
- 15 Septic system fails
- 16 Pipe leaks
- 17 Clogged drains and Sewers
- 18 Ductwork separates
- 19 Wiring fails to carry Specified electrical load

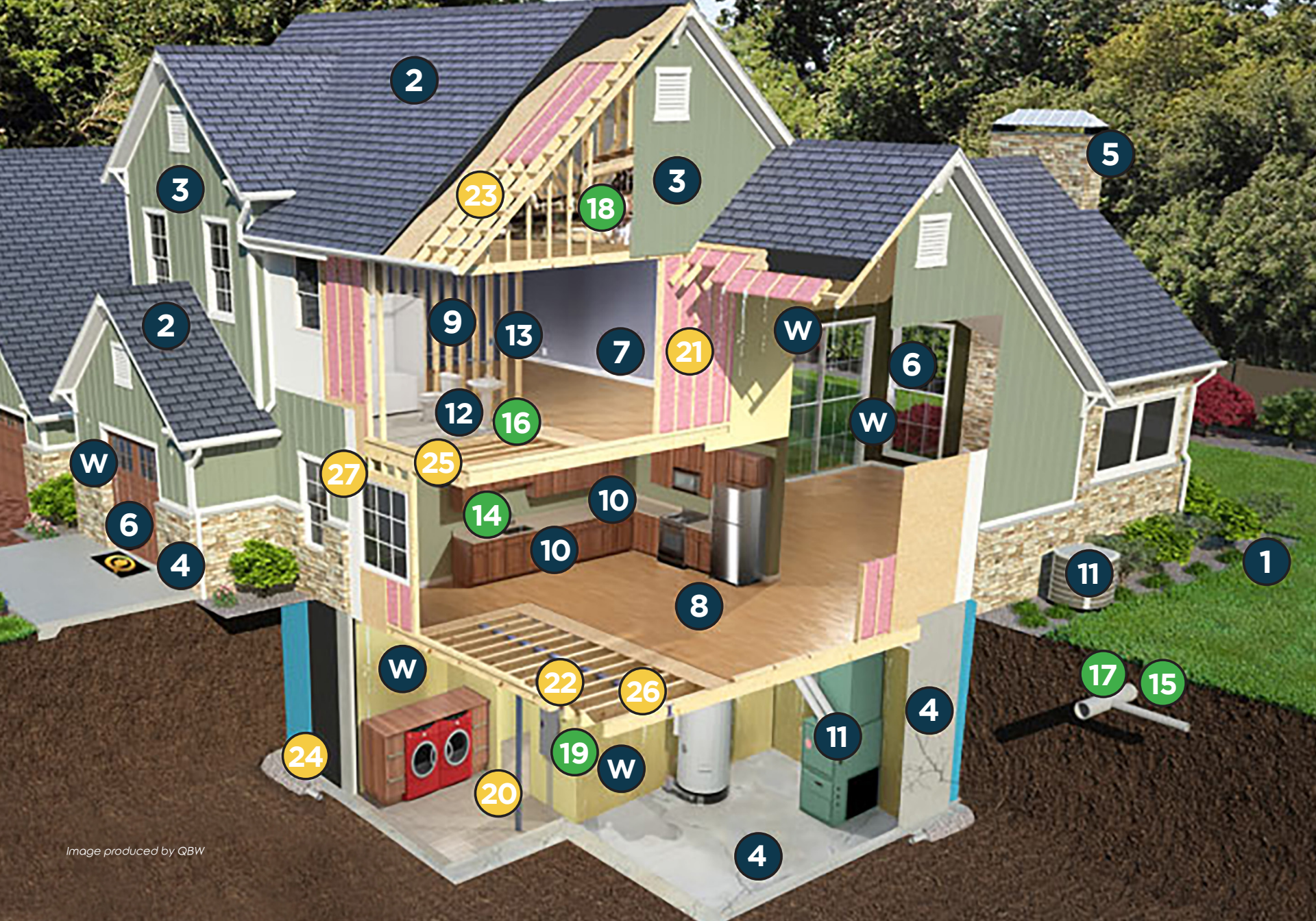
YEARS 1 - 10

- 20 Columns
- 21 Bearing walls and partitions
- 22 Floor systems
structural slabs, joists and trusses only
- 23 Roof framing members and systems
rafters and trusses only
- 24 Foundation systems and footings
which are an integral part of the home and structurally attached
- 25 Load-bearing beams
- 26 Girders
- 27 Lintels
other than lintels supporting veneers



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







“At Magnolia Homes, we are more than a custom builder; we are your personal builder. We are committed to the design and personalized features that reflect your distinctive taste and make your home as unique as your fingerprint. We pledge our attention to craftsmanship, originality, superior materials, and are dedicated to your total satisfaction.”



YOURMAGNOLIAHOME.COM / (901) 309-0710