



Series Features

Lifetime Series

For the budget-conscious buyer.

Foundation, Floor Plan & Concrete

- Engineered post tension foundation ◀
- Choice of one of our many beautiful completed floor plans

Framing

- Advanced framing techniques
- Dupont Tyvek house wrap system ◀
- Oversized 300 lbs. attic stairs
- Limited lifetime architectural shingles
- Hurricane clips
- Radiant decking or equivalent

Façade

- James Hardie cementitious siding, fascia and soffit for a fire and termite-resistant exterior
- Brick and stone
- Continuous eave venting for better attic ventilation
- Fully sodded front and rear (up to 5,000 sq. ft)
- Shrub & tree landscape package

HERS Rating on *Every* Home

- Average score in the low 50s
- Third-party blower door test on every home to verify energy efficiency
- Radiant insulated and mastic sealed air ducts. Duct blaster tested under 4% leakage into attic.
- Net and blown R17 in 2x4 walls, R22 in 2x6 walls, and R38 attic insulation
- Super seal insulation package

Green Features

- Energy efficient 95 percent FUE gas furnace & 16 SEER A/C
- Energy efficient low E argon double pane windows
- Whole house fresh air ventilation ∞
- Cooktop vented to exterior ∞
- Bathrooms vented to exterior
- Energy efficient lighting and appliances
- Low VOC flooring
- Advanced Framing increases overall R value, improves HERS (Home Energy Rating System) score, lowers utility bills & reduces landfill waste
- Tank-less hot water heater ∞



Doors & Windows

- Schlage keyless entry locks on front door
- \$350 allowance for entry door
- Insulated full view low E patio door ∞
- Windows with grid design on front of home only
- Professional window installation includes caulking & Tyvek water barrier system
- Choice of three garage door styles
- One garage door opener with one remote

Plumbing

- PEX water line
- Name brand plumbing fixtures
- Elongated toilets ◀
- 32"x60" soaker tub in master bath ∞
- Fiberglass shower pan in master ∞
- Fiberglass shower/tub insert in hall bath
- Stainless steel 18 gauge kitchen sink
- Top mount round bathroom sinks

Drywall & Paint

- Sheetrock installed with screws
- Water-resistant drywall in baths
- Premium Sherwin-Williams paint
- Egg Shell Sheen paint for interior
- Choice of two exterior colors and three interior colors

Features Key

- ∞ Floor plan- and community-specific
- ◀ Additional manufacturer's warranty
- ⌠ Exclusive to Two Structures

Additional packages contain everything in the Lifetime Series, plus upgrades.

Specifications and materials are subject to availability, substitution and modification without notice. Final price is pending current market conditions.



Cabinetry, Trim and Countertops

- Custom, shop-built maple cabinetry with hidden hinges, full extension guides and crown molding
- Choice of 3 different cabinet door styles
- 3 cm granite or 2 cm quartz countertops throughout the home
- Utility room upper cabinetry with hanging rod
- Choice of painted or stained cabinetry
- Paint grade decorative interior doors and millwork
- Choice of 3¼ or 1x4 trim
- Closets with personalized built-in shelving & racks

Appliances, Lighting and Flooring

- Stainless steel Frigidaire appliance package
- Two pendant lights above the island ∞
- Four disc lights in kitchen
- Choice of preselected lighting packages
- Smart panel network center for easy TV, telephone and security system management
- Security system
- Wireless smoke and carbon monoxide detectors
- Design assistance for personalized color selections
- Waterproof floor tile in entry, laundry, kitchen, dining and baths ∞
- Carpet in the living room, bedrooms, closets and hallways ∞

Insurance

- Workers' compensation insurance for all trades
- General liability insurance
- Builder's risk insurance

Warranty

- Builder-supplied 1/2/10 warranty
- 100-year manufacturer's limited brick warranty
- Five-year termite warranty
- Thirty-year James Hardie cementitious siding warranty
- Professional warranty, staff and service
- Third-party inspection of each home
- Dupont/Tyvek warranty

Memories Series

For those who want simple luxuries in their home. This package contains everything in the Lifetime Series, plus these upgrades.

Green Features

- 2x6 exterior walls
- R-23 insulated exterior walls

SMART

- SMART garage opener. Open/close the garage door from your phone
- HVAC with SMART control.

Plumbing

- Round under mount bathroom sinks
- Schluter shower pan in the master bathroom with tiled floor ∞
- One tile shelf

Lighting and Flooring

- 36" vented gas fireplace including logs with automatic start and tile surround ∞
- Entry door allowance of \$450
- Wood look tile in study ∞
- Lighting allowance – a percentage of the total home price. You may go to the showroom and choose fixtures.
- LED light bulbs

Personalization

- 4 hours for customizing/personalizing floor plan
- Opportunity for 10 specialty items to be priced out



Dream Series

For those who want to go all out! This package contains everything in the Lifetime and Memories Series, plus these upgrades.

Home Automation System

- Video doorbell
- Smart dimmer
- Smart thermostat
- One camera
- One year of alarm monitoring from the closing date

Plumbing

- Under-mount square or round bathroom sinks
- Three tile shelves

Appliances, Lighting and Flooring

- Entry door allowance of \$550
- Luxury appliance package
 - Vent hood and cooktop
 - Built-in wall oven/microwave
 - Upgraded dishwasher
- Generous lighting allowance based on total home price
- Tile flooring in the living room and study ∞

The Path to Your Dream Home

The path to your dream home at Two Structures is simple and straightforward. Here are the steps you'll take from shopping for a Two Structures home to making memories in it. We make it easy to understand the home buying process from start to finish and how our team will take care of you along the way.



Before Construction

- Choose your home site and floor plan
- Go under contract and secure financing
- Onboarding and redlines
- Design meetings
- Pre-construction meeting

Getting every detail right

Weekly updates start

Construction

Walkthroughs

- Slab
- Framing
- Mechanicals and plumbing
- Sheetrock
- Trim and paint
- Lighting, appliances and hardware



Closing

- Home presentation and closing
- 2-10 warranty

Start making memories!



Two Structures built my home and it exceeded my expectations. I loved their kindness and patience with me as a first-time home builder and buyer. I highly recommend this company. They will treat you right!
— Tonya B.



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405-509-9435