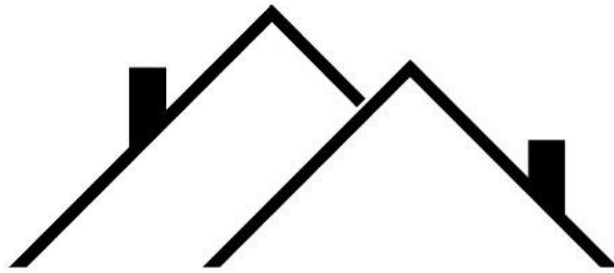


# TWO STRUCTURES HOMES



## Series Features

**BUILT FOR A LIFETIME**

# Two Structures Homes Lifetime Series

## Foundation & Concrete

- Engineered Post Tension Foundation. ◀

## Framing

- 2x4 walls.
- Advanced Framing techniques - increases overall R value, improves HERS score, lowers utility bills & reduces landfill waste.
- Sloped window sills.
- Dupont Tyvek house wrap system. ◀
- Oversized 300 lbs attic stairs instead of 150 lbs that most builders use.
- Limited lifetime architectural shingles.

## Facade

- James Hardie cementitious siding, fascia and soffit for a “wood free” exterior. ◀
- Maintenance free brick and stone.
- Continuous eave venting for better attic ventilation.
- Fully sodded front and rear up to 5,000 sft.
- Shrub & tree landscape package.

∞ Floor plan specific.

◀ Additional Manufacture Warranty.

△ Two Structures Homes specific.

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

## HERS Rating on EVERY Home

- Average score in the high 50's.
- Third party Blower Door test on every home to verify energy efficiency.
- Radiant insulated & mastic sealed air ducts. Duct blaster tested under 4 percent leakage into attic.
- Net & Blown R17 exterior walls & R38 attic insulation.
- Super seal insulation package.

## Green

- OG&E Positive Energy Certified.
- Energy efficient 95 percent FUE gas furnace & 16 SEER A/C.
- Energy efficient low E argon double pane windows.
- Whole house fresh air ventilation.
- Cook top vented to exterior. ∞
- Bathrooms vented to exterior.
- Energy efficient lighting.
- Energy efficient appliances.
- Low VOC flooring.
- Advanced Framing.
- Tank-less hot water heater.





# Two Structures Homes *Lifetime Series*

## 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.
- Sloped window sills.
- Professional window installation includes caulking & Dupont waterproofing system. △
- Choice of three garage door styles.
- One garage door opener with one remote.

## Plumbing

- PEX water line.
- Delta Lahara or Linden series in chrome for bathrooms & Linden stainless for kitchen.
- 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 60/40 or 50/50 kitchen sink.
- Top mount round bathroom sinks.

∞ Floor plan specific.

◀ Additional Manufacture Warranty.

△ Two Structures Homes specific.

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

## Drywall & Paint

- Sheetrock is installed with screws & nails.
- Waterproof drywall in baths.
- Premium Sherwin-Williams paint.
- Egg Shell Sheen paint for interior.
- Choice of two exterior colors & three interior colors.

## Cabinetry, Trim & Countertops

- Custom, shop built maple cabinetry with hidden hinges, full extension guides & crown molding.
- Choice of 4 different cabinet door styles.
- 3cm granite or 2cm quartz countertops throughout home.
- Utility room upper cabinetry with hanging rod.
- Choice of painted or stained cabinetry.
- Paint grade decorative interior doors & mill work.
- Choice of 3 ¼ or 1x4 trim.
- Closets with built-in shelving & racks.



# Two Structures Homes Lifetime Series

## Appliances, Lighting & Flooring

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

## Insurance

- Workman's compensation for all Trades.
- General liability insurance.
- Builder's risk insurance.

## Warranty

- Builder supplied 1/2/10 warranty.
- 100 year manufacturers limited brick warranty.
- Five year termite warranty.
- House wrap warranty that includes product and labor for 10 years.
- Thirty year James Hardie cementitious siding warranty.
- Professional warranty, staff & service.

∞ Floor plan specific.

◀ Additional Manufacture Warranty.

△ Two Structures Homes specific.

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



# Two Structures Homes Memories Series

## Green

- Bathrooms vented to exterior with fan - light vent 80 CFM. △
- 2x6 exterior walls.
- R-23 insulated exterior walls.
- Solar board roof decking.

## SMART

- Two Snap Power outlet covers.
- SMART garage opener.
- HVAC with SMART control.

## Plumbing

- Round under mount bathroom sinks.
- Schluter shower pan in master bathroom.
- Decorative shower inlay tile in master shower.
- One tile shelf.

## Lighting & Flooring

- 36" vented gas fireplace including logs with automatic start and tile surround. ∞
- Entry door allowance of \$450.
- Wood look tile or Rigid Core in study. ∞
- Lighting allowance.
- LED light bulbs.

∞ Floor plan specific.

◀ Additional Manufacture Warranty.

△ Two Structures Homes specific.

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





# Two Structures Homes Dream Series

## Home Automation System

- Camera on front porch and back patio.
- Carriage, patio & interior entry lights with SMART control.
- Wire for surround sound in living room.
- Three Snap Power outlet covers.

## Plumbing

- Under mount square or round bathroom sinks.
- Steel tub with tile surround in hall bath.
- Three tile shelves.

## Appliances, Lighting & Flooring

- 36" vented gas fireplace including logs with automatic start and tile surround. ∞
- Entry door allowance of \$550.
- Luxury appliance package.
- Generous lighting allowance.
- Luxury flooring in living room & study. ∞

∞ Floor plan specific.

◀ Additional Manufacture Warranty.

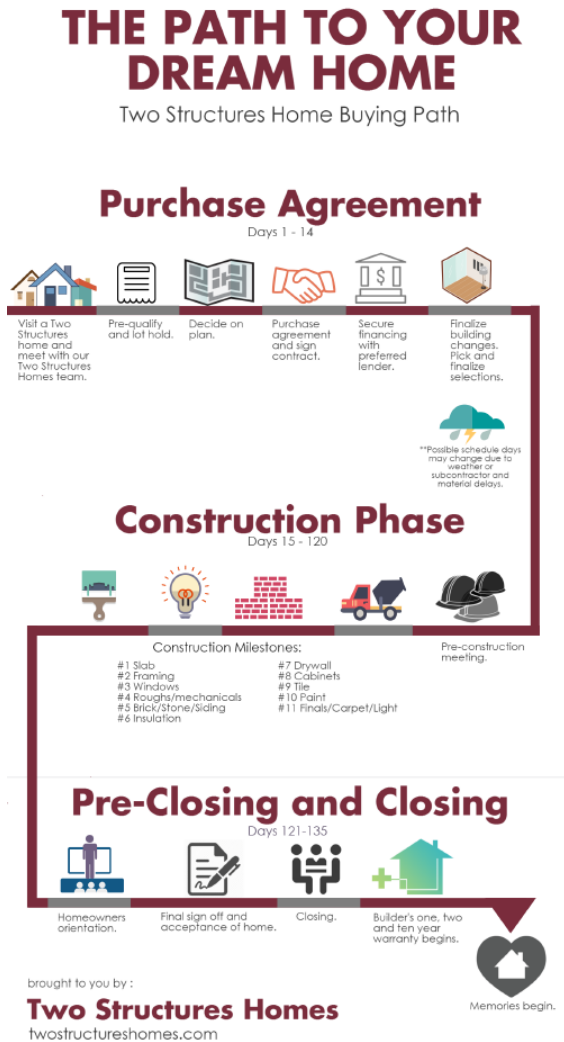
△ Two Structures Homes specific.

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



# Two Structures Homes – Customer Care Process

The path to your dream home at Two Structures is outlined in the info-graphic below. It's simple and straightforward like we like it. It shows you the steps that one takes from shopping for a Two Structures home to making memories in it. At Two Structures Homes, we're making it easy for you to understand what happens from start to finish in the home buying process and how our team will be taking care of your needs.



1. **Pre-Construction Meeting:** At this meeting, you will meet with your home building team. We will walk through your floor plan and set up your selections on Co-Construct. At this meeting, you will also receive your “Homeowner’s Guide” that will walk you through the building process to help you better understand the process.

2. **Electrical/Framing Walkthrough:** Together we walk through your new home during the framing stage, go through room by room and select locations for your lighting, cable, and all electrical outlets.

3. **Trim Walkthrough:** During this walkthrough with the trim carpenter you will plan out your closet shelving and discuss any other trim personalizations you may want.

4. **Home Orientation:** A thorough introduction by your Two Structures Homes site supervisor covering everything you need to know about your new home. At this time, you will be given a Warranty/Maintenance Manual that has all kinds of important information about your new Two Structures home.

5. **60 – Day Follow Up:** We will check in with you either by phone or email just to see how things are going after you have settled in. At this point we will address any warranty items you have collected.
6. **11-Month Walk Through:** At this time you should expect an email or letter advising you that your 1 year warranty will be expiring. Per your request, we will walk-through your home with you to go over any items that may need attention.





# TWO STRUCTURES HOMES

405-509-9435

[www.TwoStructuresHomes.com](http://www.TwoStructuresHomes.com)

*"Built For A Lifetime"*

*"We couldn't love our home any more! The quality that Two Structures provides can't be beat!"*



**Two Structures Homes is your Oklahoma Home Builder dedicated to creating high-quality living spaces. Invest in a home that's designed to keep utility costs down and still last for a lifetime.**



**Certified Graduate Master Builder & Master Certified Green Professional**