

The Marnella Homes Difference

All new homes become existing homes once moved into, just like a new car becomes used once it is driven off the car lot. What features in your next new home will provide lasting value when it is resold as an existing home? We have created a guide that lists some of the features that we believe will provide lasting value and reward our homeowners year over year. Use this guide to assist in your home search to help fairly compare the new homes you are viewing. Take notes, ask questions and then you can make a truly educated purchasing decision. Remember, all new homes are not created equal. What is behind the sheet rock can be just as important as what is in front of it.

The Marnella Advantage

| | Meriwether | Competition | NOTES |
|---|-------------------------------------|--------------------------|-------|
| Home Selling Assistance Program | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| Free Construction 101 classes | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| EPS provided for estimating total utility costs | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| Cloud based homeowner portal | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |

Construction

| | | | |
|---|-------------------------------------|--------------------------|--|
| 9' ceiling on all floors | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| Full wood wrap windows on all floors | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| Engineered web joist floor system to improve installation and performance of interior systems | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| Advance framing & drywall clips. Less wood means more insulation | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| Vented Rainscreen exterior wall system to prevent trapped moisture | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |

Lifestyle

| | | | |
|--|-------------------------------------|--------------------------|--|
| Front and back yards fully landscaped & irrigated | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| Large front & rear porches for year around outdoor enjoyment. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| Designer selected interior finishes | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| Healthy indoor environments | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| Dropzone near garage access for everyday accessibility | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| iSpace for homeowner or family business (per plan) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| Full size garages | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| Fiber optic availability for extremely fast video and internet | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |

Building Performance & Green Living

| | | | |
|---|-------------------------------------|--------------------------|--|
| 95% efficient furnace and high efficiency tankless hot water heater | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| All ductwork installed within the conditioned space | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| Spray foam at rim joist and extensive air sealing measures | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| Homes Built to Earth Advantage "Platinum" | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| EPA WaterSense compliant | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| EPA indoor airPlus compliant | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| Blown in ceiling insulation creating a rating of R49 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| Whole house ventilation control system for healthier indoor air | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| Blown in wall insulation creating rating to R24 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |

