

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

| | Hiddenbrook | Competition |
|--|-------------|-------------|
| Home Selling Assistance Program | ✓ | ○ |
| Free Construction 101 classes | ✓ | ○ |
| HERS provided for estimating total utility costs | ✓ | ○ |
| Cloud based homeowner portal | ✓ | ○ |

Construction

| | | |
|---|---|---|
| 9' ceiling on all floors | ✓ | ○ |
| Full wood wrap windows on all floors | ✓ | ○ |
| Double 2x6 common wall system for improved sound mitigation | ✓ | ○ |
| Engineered web joist floor system to improve installation and performance of interior systems | ✓ | ○ |
| Advance framing & drywall clips. Less wood means more insulation | ✓ | ○ |
| Vented Rainscreen exterior wall system to prevent trapped moisture | ✓ | ○ |

Lifestyle

| | | |
|---|---|---|
| Front and back yards fully landscaped, irrigated, and maintained by the HOA | ✓ | ○ |
| Designer selected interior finishes | ✓ | ○ |
| Healthy indoor environments | ✓ | ○ |
| Dropzone near garage access for everyday accessibility | ✓ | ○ |
| iSpace for homeowner or family business (per plan) | ✓ | ○ |
| Full size garages | ✓ | ○ |

Building Performance & Green Living

| | | |
|---|---|---|
| 95% efficient furnace and high efficiency tankless hot water heater | ✓ | ○ |
| All ductwork installed within the conditioned space | ✓ | ○ |
| Spray foam at rim joist and extensive air sealing measures | ✓ | ○ |
| Blown in wall insulation creating a R44 insulation rating for common walls for improved efficiency and sound mitigation | ✓ | ○ |
| Homes Built to Earth Advantage "Platinum" | ✓ | ○ |
| EPA WaterSense compliant | ✓ | ○ |
| EPA indoor airPlus compliant | ✓ | ○ |
| Blown in ceiling insulation creating a rating of R49 | ✓ | ○ |
| Whole house ventilation control system for healthier indoor air | ✓ | ○ |
| Blown in wall insulation creating rating to R24 | ✓ | ○ |

NOTES

