



### TOP FEATURES

- Air Conditioning
- Fireplace - 42" gas fireplace with flush tiled face + hearth and hand crafted mantle. Choice between 2 designs for mantle; stained or painted.
- 8 Foot Interior Doors
- Kitchen Countertops - 3cm solid surface countertops (granite or quartz)
- Kitchen Cabinets - Maple stained or painted MDF - Base cabinets 36" tall. Upper cabinets 36" tall with crown.
- Fencing - 6' vinyl fencing at rear yard with one walk thru gate
- Front and Rear Yard Landscaping and irrigation

### FRAMING

- Basic Parameters: 24" On Center Stud Framing
- Basic Parameters - Walls are 9' high on main, upper floor(s) & basement (where applicable)
- Floor - Engineered joists on main & upper floor(s)
- Roof - Engineered roof trusses

### FOUNDATION

- Crawl Space

### MECHANICAL / ELECTRICAL / PLUMBING

- Plumbing - Kohler / Sterling
- Water Heater - 50 gallon gas water heater
- Furnace - 95% high efficiency gas furnace with programmable thermostat
- Air Conditioning - Air conditioning standard
- Electrical - 200amp service. Two USB charging outlets in Master Bedroom and one in Kitchen
- Low Voltage - Cable in Master Bedroom & smurf tube/cable in Family/Great Room + cable in Office (if applicable) + 1 cable in Basement Option (if applicable)
- Fireplace - 42" gas fireplace with flush tiled face + hearth and hand crafted mantle. Choice between 2 designs for mantle; stained or painted.

### EXTERIOR FINISH

- Windows - Low-e windows with white vinyl frame and screens
- Entry Door - 3'0" X 8' craftsman style fiberglass with glass
- House to Garage Door - 2 panel 6'8" fire rated door
- Garage Service Door - 2 panel 6'8" fiberglass door
- Overhead Garage Door - Non-insulated steel garage door with 1/2 hp garage door opener + 2 remotes & keypad
- Roofing - Asphalt composition shingle
- Insulation - R30 floors, R21 walls (excluding garage), R49 ceiling (excluding garage)
- Siding - Painted cementitious siding. Color per customer selection.
- Masonry - Cultured stone veneer at garage

### INTERIOR FINISH

- Drywall - Skip trowel ceilings and orange peel wall finish with square corner bead
- Drywall - Garage - Gypsum board hung and fire taped
- Interior Walls - Painted one color throughout on walls & ceilings
- Lighting Package - Brushed nickel

Seller: \_\_\_\_\_ Buyer: \_\_\_\_\_





## INTERIOR FINISH (CONTINUED)

- Kitchen Cabinets - Maple Stained or Painted MDF - Base cabinets 36" tall. Upper cabinets 36" tall with crown.
- Cabinets - Brushed nickel knobs and pulls on full overlay painted cabinets
- Kitchen Countertops - 3cm solid surface countertops (granite or quartz)
- Drawers - Soft close
- Kitchen Faucets - Kohler pull down sprayer faucet in vibrant stainless
- Kitchen Sink - Dual basin stainless steel under-mount sink with garbage disposal (1/3 HP)
- Range / Oven - Frigidaire Gallery stainless steel 30" smudge proof and self cleaning gas range/oven
- Dishwasher - Energystar Frigidaire Gallery stainless steel dishwasher
- Microwave - Frigidaire Gallery stainless steel micro-hood over range and vented to exterior
- Vanity Cabinets - Base cabinets 36" tall
- Vanity Countertops - Laminate countertop with top mount sink and wood self edge
- Laundry - Laminate countertop with top mount utility sink
- Tile Backsplash - 6" tile backsplash in Kitchen, 4" tile in Bathrooms, 4" in Laundry Room (per plan)
- Vinyl Flooring - Laundry Room and Bathrooms
- Laminate Flooring - Entry, Kitchen, Dining, Main Floor Hallways and Powder Bath (when applicable)
- Carpet - Living Room and Bedrooms (when applicable; Stairs, Upstairs Hallways, Loft, Media, and Bonus Room)
- Unfinished Areas (Storage and/or Mechanical where applicable)- Concrete, drywall unfinished
- Interior Doors / Trim - 8'-0' tall, 2 panel hollow-core smooth doors painted to match trim. Craftsman-style 2 1/4" casing and 3 1/2" baseboard. Full wood wrapped closets.
- Window Trim - Stained sill & apron with 3 sides drywalled
- Shelving - White wire shelving in Bedrooms, Linen, Pantry closets and washer/dryer area. Double hung shelving at master closet.
- Tub / Shower & Shower Surrounds - Fiberglass units
- Slide in Tub (where applicable) - 5' fiberglass tub
- Shower Doors - Choice of clear glass or rainglass framed bypass shower door in brushed nickel in the master only
- Bath Hardware - Kohler towel bars, rings, etc.
- Bathroom Faucets - Kohler faucets in brushed nickel
- Bathroom Sinks - White porcelain oval top mount
- Toilets - White elongated standard height
- Mirrors - Unframed mirrors with j-trim at Bathrooms
- Exterior Door Hardware - Schlage in brushed nickel. Handle set/deadbolt at entry.
- Interior Door Hardware - Schlage lever in brushed nickel

## SITE FINISH

- Concrete Flatwork - Exposed aggregate (sealed and acid washed) at front walkway and entry porches. All other exterior concrete is broom finished.
- Garage Slab - Smooth finish
- Landscaping - Front yard landscaping includes: sod, concrete edging and barked planted beds. Back yard hydro seeded. Auto sprinkler system in front and back.
- Gutters and Downspouts - at exterior doors only
- Fencing - 6' vinyl fencing at rear yard with one walk thru gate

Seller: \_\_\_\_\_ Buyer: \_\_\_\_\_

