Home Style and details- per attached plan

Underground services

- Wells, electrical, communications(cable)
- Sewer distribution: subsurface force main distribution system meeting all state and local regulations (maintained by HOA)

Foundation

- Footings:10” by 16” poured concrete, rated at 3,000 PSI
- 4’ walls of poured concrete rated at 3,000 PSI
- Floor: 4” slab concrete floor will be poured placed on top of a 15-mil poly vapor barrier which will be placed over 4” of crushed stone

Frame and insulation

- Lumber grease will be #2 or better and kiln dried
- Timber size will meet or exceed local building requirements
- 2” X 6” exterior wall sheathed 7/16” OSB wall sheathing with house wrap system, or equivalent system, 24” on center
- Interior walls 2” X 4”, 16” on center
- Sills constructed of pressure-treated lumber
- Roof constructed on site with a minimum 2” X 8” ceiling joists, 24” on center and minimum 2” X 10” sloped roof rafters;24’ on center
- Roof rafters sized to plan
- First floor ceiling heights are approximately 8’
- Exterior walls insulated with 6” fiberglass (R21). Crawlspace 1” of continuous 1” R-5 blueboard per code. Attic insulation is blown in (R38). House is insulated and sealed to meet or exceed local building codes.
- All other frame elements meet or exceed state building codes.

Exterior siding/roofing

- CertainTeed Mainstreet Vinyl siding from Developer’s color offerings.
- Exterior wall sheathing is 7/16” OSB with house wrap system
- Roof sheathing is ⅝” OSB sheathing
- CertainTeed Landmark Shingles carry a lifetime limited transferable warranty against manufacturing defects on residential applications warranty
- Drip Edge and Ice and water shield installed in critical areas
- Continuous roof and Soffit vents to ensure proper ventilation
- Exterior trim and soffit are white aluminum

Subject to change without notice.

Windows

- Classic style vinyl windows, ¾" insulated glass with Low-E Energy star rated tilt-in windows supplied with screens (excluding non-opening feature windows) and integrated grills
- Each operable window comes with matching screens
- Double hung windows will be dual tilt
- Applicable awning windows crank out

Exterior Doors

- Painted Insulated fiberglass. Buyer selects exterior color from builders list of approved colors

Interior Woodwork

- 1" X 4" door casing and 1" X 3" baseboards
- Door casing will be 3 ½" pine with header cap
- Interior doors will be Masonite molded 5/ 6 panel

Walls and ceilings

- Drywall, Mudded and taped interior walls with 2 coats of Sherwin Williams's interior paint in matte finish
- Walls are painted with a flat finish, doors and trim are painted with a semi-gloss finish and ceilings are a flat finish
- Flat interior White ceilings

Smoke and carbon monoxide detector

- Installed by the builder per code requirements.

Flooring

- Living room and kitchen will have luxury vinyl tile from the builder's selection
- Bathrooms and mudroom/laundry rooms, where applicable, will be luxury vinyl tile from builder's selection.
- All other flooring is carpet from builder's selection

Closets

- Wire shelving in all closets

Subject to change without notice.

Appliances

- Builder will supply and install general electric, or equivalent, electric range, dishwasher, OTR microwave.
- Any additional appliances or specialty appliances ordered only through builder, to be installed at an extra charge will be quoted upon request.
- Washer and dryer hook-up provided (electric is standard), buyer responsible for appliance purchase and installation, or can upgrade to purchase with us at time of selections

Cabinetry/countertop

- 36” contractor’s choice foundations, stained cabinetry with dovetail, soft-close drawer; hardware from builder’s selection.
- Granite countertops with backsplash from builder’s selections

Plumbing

- Designed in compliance with state and building codes
- PVC and PEX per building code
- Faucets are moen or equivalent from Builder’s standard selection
- Kitchen and bath sinks to be under-mount style from builder’s standard selection
- Some half baths include pedestal sink, others have vanity- see plans
- All full bathrooms have fiberglass showers/baths
- Exterior spigot(s) will confirm to code

Electrical

- Outlets, switches, and lighting provisions are designed to comply with all local and state building codes.
- 125-amp underground service, circuit breakers provided.
- Switches and outlets are conventional style in white. Alternative switches/ dimmer switches and outlets are available at an additional charge

Electrical allowance and detail provisions

- Coax cable outlets
- Interior recessed lights in kitchen
- Front doorbell and chime
- Dimmer switch in dining room
- Ceiling lights and fans (vented outside) in all bathrooms
- Exterior light fixtures provided by builder
- GFI outlets in all bathrooms, kitchen counters and exterior receptacles.

Heating and cooling

- Mitsubishi heat pump with auxiliary base with air conditioning(600 amp)

Bath accessories

- All bath accessories (mirrors, towel racks, toilet paper holders, etc..) are the responsibility of the buyer.
- Toilets to be comfort height in half bath and standard in full bathroom.

Landscape

- Lawns/Plantings are selected and installed by the builders. Walkway to front door supplied by buyer

Driveway

- Paved, with a subbase of 12-inch processed gravel, 2-inch modifier binder coat. Builder determines driveway layout.

Extra items

- Additional items chosen during your selection meeting with our Consultant (shortly after P&S is signed) must be paid in full at the conclusion of this process and are non-refundable.

General

- All materials are supplied by vendors that have been selected by the builder.
- No substitutions of vendors, suppliers or subcontractors are allowed.
- Any manufacturer's rebates will be credited to the builder, not the buyer.

Selection's process

- Appointment to personalize your home with our Consultant, must be scheduled within one week of signing of the P&S.

Subject to change without notice.