



Specifications

Home Style and Details - Triplex or Quadplex Townhomes with a 1 car garage

Underground services

- Water
 - Water from on-site well installed in 2024
 - Water pumped from well into filtration system before going to homes
 - Water main prepped to McLellan Road for when water main is installed
 - HOA will need to make a decision when to switch from well to public water to avoid filtration process and well pumps
- Electrical
 - 200 AMP Services at each unit
 - Spectrum installed to each unit for phone, cable, internet
- Sewer
 - Each block of homes will have their own septic system which includes a pump
 - There will be 4 total septic systems on the site which are to be maintained by the HOA

Home Construction Summary

- Foundation
 - Installed on-site by contractors meeting or exceeding the required codes
- Exterior Construction
 - Homes are framed on site using the approved plans provided by the developer's architects and engineers
 - Homes will meet or exceed the required codes for structural, use of engineered products (trusses, joists, etc.), and built to meet or exceed the required blower door testing requirement for air tightness of the envelope
 - Vinyl board and batten siding
 - Vinyl trim
 - Composite decking with a granite step
 - Black casement windows and black exterior doors meeting or exceeding energy requirements
 - Architectural asphalt roof shingles and sections of metal roofing
 - Black garage over-head door with automatic opener
- Interior Construction
 - Insulation installed that will meet or exceed the regional requirements for the home's location
 - Exterior walls will have a combination of closed cell spray foam and blow-in insulation



- Firewalls will combine roxul firestopping materials and densglass
 - Walls and ceilings covered with drywall
 - Walls will receive primer and paint using either Benjamin Moore or Sherwin Williams
 - Homes will have full CO2 and smoke detectors meeting or exceeding requirements
 - Finish flooring will be a combination of engineered hardwood, tile, and carpeting
 - 1st floor living space are engineered hardwood, wide plank flooring
 - Mudroom and bathrooms are tile
 - 2nd floor hallway is engineered hardwood, wide plank flooring
 - 2nd floor bedrooms and bonus room are engineered hardwood
 - Cabinetry and vanities will be shaker style, all wood cabinets with slow close drawers and doors that are provided to the developer directly from local provider allowing buyers to choose from up to 5 colors and combinations
 - Countertops will be a choice of granite or quartz
 - Wire rack and shelf system closets will be installed by contractor
 - Appliance packages will be stainless steel, fully vented exhaust hood
 - Custom kitchen island to include farm sink, dishwasher, and microwave
 - Tiled kitchen backsplash using subway tile
 - Washer and dryer hookup provided (electric is standard), buyer is responsible for washer/dryer purchase and INSTALLATION
- Plumbing
 - Designed in compliance with state and local building codes
 - ½ bathroom will have a vanity sink
 - Primary bath to have a subway tiled shower with a cast iron floor
 - Guest bath to have a fiberglass tub/shower
 - Exterior spigot(s) will confirm to code
 - Electrical
 - Outlets, switches, and lighting provisions are designed to comply with all local and state building codes
 - Recessed lighting, center room lighting wired for lights/fans, vanity lights, exterior lighting at/over doors, recessed lighting for front deck
 - Optional customer supplier pendant lighting over island can be installed by builder



- Electrical Detail Provisions
 - Front doorbell and chime
 - Fans (vented outside) in all bathrooms
 - Exterior light fixtures provided by builder
 - All other lighting to be recessed lights
- Heating and Cooling
 - 2 Heat pump ceiling cassettes installed on 1st floor (primary and living/dining room)
 - 3 Heat pump ceiling cassettes installed on 2nd floor (1 in each bedroom, 1 in bonus room)
 - Electric heat installed in bathrooms, as needed
 - Heat pump hot water heater in basement
 - Electric fireplace in bonus room
- Bath accessories
 - All bath accessories (mirrors, towel racks, toilet paper holders, etc.) buyer is responsible for the purchase and INSTALLATION
 - Toilets to be comfort height in half bath and standard in full bathroom
- Landscape
 - Lawns/plantings are selected and installed by the builders
- Driveway
 - Paved

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
- Fire Marshal approved fire suppression system

Selection's Process

- Appointment to personalize your home will be done at our selections showroom
- Additional items chosen during selection meeting with our team