



Genesis Specifications

Grading / Utilities

- Backfill to a rough grade
- Final rough grade within 3" of landscape grade
- Sewer, water & storm sewer laterals or Septic & well as required

Foundation & Flat Work Concrete

- Poured reinforced concrete foundation wall 8" wide x 8' high
- 1" (minimum) rigid foam insulation, full height
- Poured reinforced concrete garage foundation wall 6" wide x 4' high
- Footings (per plan)
- Inside and outside drain tile connected to sump pit
- Basement floor 3" concrete & 6 mm poly vapor barrier
- Garage floor 4" concrete
- Concrete stoop (per plan)
- Concrete patio step (per plan)
- Public sidewalk if applicable
- Two daylight windows 32x16
- Optional drive and walk.
- Optional patio and deck based on exposure of basement.
- Optional- egress for basement

Framing/General Construction

- Exterior walls 2x6 construction
- Garage walls 2x4 construction
- Interior walls 2x4 construction
- Engineered I joist floor system
- Interior floor 3/4" premium T&G OSB glued & nailed
- Engineered roof truss
- 15/32 OSB roof sheathing with H-Clips
- Engineered LVL beam with metal columns and concrete footings
- Exterior sheathing 15/32" OSB
- Tyvek house wrap of exterior walls
- Window flashing system

Siding, Soffit, Fascia, and Trim

- Mastic vinyl siding
- Accent siding (per color pallet)
- Cultured masonry accents (per plan)
- Low maintenance trim and architectural details (per plan)
- Aluminum soffit & fascia
- Aluminum seamless 5" gutters with hinged downspouts
- Vinyl shutters (per plan)

Roofing

- Limited lifetime architectural shingles over synthetic roof paper
- Aluminum step flashings
- Continuous ridge vent
- Ice and Water at valleys

Windows and Exterior Doors

- White single-hung, low maintenance, low-E, gas filled vinyl windows. Grids per plan on front windows only
- White vinyl 8' sliding patio low-E, gas filled vinyl door (Per Plan)
- Screens for operable windows
- Fiberglass insulated Craftsman 3 Panel with Glass (no grids) front entrance door (per plan)
- Sidelights (Per Plan)

Garage

- Insulated overhead garage doors (Per Plan)
- Composite garage door frames
- Electric Wi-Fi compatible garage door opener with two remotes
- Electronic keypad opener control

Plumbing

- 50-gallon heat pump water heater
- Double basin stainless steel kitchen sink
- Kohler polished chrome single lever pull out spray faucet
- Insinkerator Badger 5- 1/2 horsepower garbage disposal
- Shower/tub units (per plan)
- Kohler polished chrome shower and tub/shower faucets
- Kohler polished chrome faucets
- Elongated comfort height toilets in all bathrooms
- Water line for icemaker

Plumbing (continued)

- PEX water distribution lines
- 2 frost proof hose bibs
- Sealed sump pump pit with submersible pump
- sump pump discharged to exterior or to storm sewer if required
- Passive radon reduction system
- Total Kohler/Sterling Plumbing Fixture Home
- Optional full radon vent
- Optional rough in bath at basement
- Optional rough in for water softener
- Optional 65-gallon heat pump water heater

Electrical

- 200-amp service panel
- Arc fault breakers to code
- Tamper proof outlets
- Smoke detectors, hardwired with battery back-up, per code
- Carbon monoxide detector, hardwired with Battery back-up (combined with one smoke detector)
- Toggle Switches
- High Low outlets in all bedrooms at TV wall
- High/Low outlets with Smurf Tube at TV Wall in Great room
- Overhead lights in all bedrooms
- Humidistat switch for bath 2 fan
- Doorbell chime (front door)
- 220-volt outlet at for dryer first and second floor (per plan)
- 2 weatherproof exterior outlets/1 Garage Outlet
- Light fixtures (per plan)
- Total Maxim house
- Ceiling fan in great room with no light kit



Genesis Specifications

HVAC

- 95%+ AFUE high efficiency gas furnace
- 13 Seer central air conditioner
- Fresh air make-up vent
- Honeywell P200 programmable thermostat
- Bath exhaust fans with ducting to exterior
- Dryer vent, range hood and bath fans ducted to exterior of home
- Gas line to range
- Gas at dryer when on second floor

Insulation

- Exterior Walls R-19 batt insulation
- Ceilings R-42 blown insulation
- Basement Box sill spray foam insulation
- Foundation R-5, foam full wall height insulation
- Focus on energy inspected and certified home

Interior Walls & Ceiling

- 9' first floor ceiling tray/stepped ceilings (per plan)
- Sheetrock with knockdown finish
- Sherwin Williams Low VOC Paint, One Coat, Sprayed, Builders Standard Color, Flat Latex

Interior Doors & Trim

- Painted 3-panel doors
- Casing – painted MDF 2-1/2"
- Base – painted MDF 3-1/2"
- Fully Cased closet doors – MDF
- Skirt boards on finished staircases
- **Optional solid core doors**
- **Optional apron and sills in all windows**

Bath Accessories

- 24" towel bar or robe hook depending on space
- Toilet paper holder
- Towel rings at powder room
- Plate glass vanity mirrors in baths
- Permanent curved shower rods in all Tub/shower Combos
- Shower Pans will receive Permanent Straight Curtain Rods- (any location)
- **Optional shower door at primary bath**
- **Optional tile backsplash**

Optional Low Voltage

- **Optional Distribution Panel in Basement**
- **Optional Smart Switches - 3 Way for Coach Lights, Single gang at Front Porch light**
- **Optional Cat5E/GR6 outlets**

Closet Shelving

- Rubbermaid Ventilated Vinyl Coated Wire Shelving
- FreeSlide continues shelving in bedroom closets

Flooring and Backsplash

- Easy care Luxury Vinyl Plank LVL 1(LVP)
- Shaw carpet
- **Option Luxury Tile (LVT)**

Hardware

- Passage entry with deadbolt on all exterior doors
- Privacy entry on master bedroom & bath swing doors
- Passage or dummy handles at all interior secondary Bedrooms
- Whole house Schlage hardware
- **Optional lever hardware**

Cabinets & Counter Tops

- Kitchen cabinets – maple stained with 42" uppers and cabinet hardware
- Solid surface kitchen countertops with Matching 4" backsplash
- Tall bath vanities
- Cultured marble bath counter tops and sinks (per plan)
- Spacious kitchen island
- **Optional cabinet crown molding**

Appliances

- LG Kitchen Stainless Steel Appliance Package
- Dishwasher
- OTR Microwave
- **Optional gas range**
- **Optional fridge with ice maker**

Warranty

- Comprehensive one-year Warranty