GENESIS SPECIFICATIONS

GRADING / UTILITIES

- Backfill to a rough grade
- Final rough grade to provide drainage away from home
- Sewer, water and storm sewer laterals or Septic and 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 and 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 and nailed
- Engineered roof truss
- 15/32 OSB roof sheathing with HClips
- Engineered LVL beam with metal columns and concrete footings
- Exterior sheeting 15/32" OSB
- Tyvek house wrap of exterior walls
- Window flashing system

SIDING, SOFFIT, FASCIA, & TRIM

- Mastic vinyl siding
- Accent siding (per color pallet)
- Cultured masonry accents (per plan)
- Low maintenance trim and architectural details (per plan)
- Aluminum soffit and 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 & 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 5-½ 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
- 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 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
- One ceiling fan per plan with no light kit (Excludes Quiet Meadows)

HVAC

- 95%+ AFUE high efficiency gas furnace
- 14 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

HARDWARE

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

CABINETS & COUNTER TOPS

- Kitchen cabinets – stained and optional painted with 42” uppers and cabinet hardware (not applicable in all communities)
- Solid surface kitchen countertops, no splash
- Tall bath vanities
- Cultured marble bath counter tops and sinks (per plan)
- Spacious kitchen island
- Optional cabinet crown molding
- Optional tile backsplash

CLOSET SHELVING

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

FLOORING

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

APPLIANCES

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

LOW VOLTAGE

- Optional Distribution Panel in Basement
- Optional Smart Switches - 3 Way for coach Lights, Single gang at Front Porch light
- Optional Cat5E/RG6 outlets

WARRANTY

- Comprehensive one-year Warranty

THE VILLAS AT MORNING MEADOWS INCLUDES

- Sod to front corner of home
- Seed and Straw Sides and Rear
- 5-7 Plants per lot in mulch bed
- Temp Irrigation only
- Driveways and service walk
- Patios included
- Exposures will have decks included

Buyer agrees that slight deviation from the plans and specifications shall be construed to be in substantial compliance and performance with this Agreement. In the event Seller determines it necessary to substitute any required materials or make minor modifications to the plans and specifications for the purpose of meeting applicable building codes, facilitating mechanical installation or instituting normal design improvements, Seller may, in is sole discretion, make any such substitution, change or modification with respect thereof, provided such substitution, change or modification is of comparable or improved durability, quality, and/or performance.