

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 6mm poly vapor barrier
- Garage floor 4" concrete
- Concrete stoop (per plan)
- Concrete patio step (per plan)
- Driveway and Service Walk
- Public sidewalk if applicable
- Egress Window at basement with well and escape ladder

FRAMING/GENERAL CONSTRUCTION

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

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 front entrance door (per plan) with glass
- 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

INSULATION

- Exterior Walls R-19 batt insulation
- Ceilings R-50 blown insulation
- Basement Box sill spray foam insulation
- Foundation R-5, foam full wall height insulation
- Focus on energy inspected and certified home

FIREPLACE

- 50" Electric Fireplace with masonry surround and wood mantle

INTERIOR WALLS & CEILING

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

INTERIOR DOORS & TRIM

- Solid Core 3-Panel Doors with Matching Trim
- Casing – painted MDF 3-1/4" to 3-1/2"
- Base – painted MDF 5-1/4" to 5-1/2"
- MDF Sill and Apron with 3- sided drywall wrap on all operable Windows (per plan)
- Full MDF Cased Closet Doors
- Skirt boards on finished staircases

HARDWARE

- Whole house Schlage hardware
- Lever handles on all interior bedroom and bath swing doors
- Privacy entry on primary bedroom and bath swing doors
- Passage or dummy handles at all interior secondary bedrooms
- Front door Schlage Encode smart Wi-Fi deadbolt
- Deadbolt on ALL Exterior Swinging Doors
- Matching Hinges
- Cabinet Door Hardware

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
- Shower door in master bath
- Shower Pans will receive Permanent Straight Curtain Rods – (any location)
- Permanent curved shower rods in all Tub/Shower Combos

HVAC

- 95%+ AFUE high efficiency gas furnace
- 14 Seer central air conditioner
- Fresh air make up vent
- Honeywell S200 Wi-Fi 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

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)
- Rocker Switches
- Overhead lights in in all bedrooms
- Humidistat switch for bath 2 fan
- Smart Ring-Door Bell with camera
- Dimmable under cabinet lights at kitchen
- 220-volt outlet at for dryer first and second floor (per plan)
- 2 weatherproof exterior outlets/1 Garage Outlet
- Total Maxim light fixture house
- Light fixtures (per plan)
- Ceiling fan in great room no light kit
- High low outlet in all bedrooms and great room within wall wiring chase

PLUMBING

- Total Kohler/Sterling Plumbing Fixture Home
- 65-gallon heat pump water heater
- Double basin stainless steel kitchen sink
- Kohler polished chrome single lever pull out spray faucet with motion sense (no motion sense on upgraded fixtures)
- InSinkErator Badger 5-½ horsepower garbage disposal
- Showers units at primary bath (per plan)

- Tub/Shower units at secondary baths (per plan)
- Kohler polished chrome shower and tub/shower faucets
- Elongated comfort height toilets in all bathrooms
- Dual sink at primary bathrooms
- Separate water closet at primary bath per plan
- Laundry sink in cabinet
- 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
- Active Radon Reduction System
- Rough in for water softener
- Rough in plumbing in Basement for 3 Piece Bath

CLOSET SHELVING

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

LOW VOLTAGE

- Distribution Panel in Basement
- Smart Switches - 3 Way for Coach Lights, Single gang at Front Porch light
- Standard Cat5E/RG6 per plan

CABINETS & COUNTER TOPS

- Kitchen cabinets – full overlay stained and optional painted 42" uppers, crown, hardware, dovetail drawer construction and soft-close door
- Rollout trays in kitchen (per plan)
- Solid Surface Kitchen Countertops
- Cultured Marble Bath Counter Tops integrated rectangle bowl
- Tall Bath Vanities
- 30" wall cabinet in laundry

FLOORING & BACKSPLASH

- Easy care Luxury Vinyl Plank (LVP) and Luxury Vinyl Tile (LVT) per plan
- Shaw carpet
- Tile backsplash (per plan)

APPLIANCES

- LG Kitchen Stainless Steel Appliance Package
 - Dishwasher
 - OTR Microwave
 - Gas range
 - Fridge with in-door ice maker

WARRANTY

- Comprehensive one-year Warranty

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 its 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.