

STANDARD FEATURES



INTERIOR - DOORS AND TRIM

Interior Doors - 8' tall solid core doors on main level. 6'8" tall solid core doors in upper and lower levels. Choice of painted or stained.

Door Hardware - Choice of any Kwikset brand lever or knob for interior doors.

Window and Door Trim - All windows wrapped on all four sides with trim. Door and window trim to be 3.25" with larger header on top and sill nosing on bottom of windows. Choice of painted or stained. Contemporary style available by drywall wrapping windows.

Baseboard - 5.25" tall. Choice of painted or stained.

Ceiling Beams - Choice of decorative ceiling beams or large crown molding in great room. Choice of painted or stained.

Stair Railing - Wood top rail, bottom cap and newell posts (painted or stained). Iron balusters. Choice of styles and colors.

Closet Shelving - painted wood to match walls

INTERIOR - FLOORING AND HARD SURFACES

Hardwood Floors - Choose from a variety of pre-finished engineered hardwoods, or a site finished 4" hickory or red oak with choice of stain.

Tile - multiple style and color options of porcelain tile for bath and laundry floors, backsplashes and shower/tub walls. Many designs available for all tile work including showers and splashes.

Carpet - Nylon carpet with upgraded pet proof pad. Choose between cut pile or patterned.

Countertops - Hard surface counters on all countertops including kitchen, baths and laundry. Choice of several colors of granite or quartz.

Poured shower pan with tile floor in master bathroom.



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INTERIOR - MISCELLANEOUS

Cabinets - Choice of wood species (maple, alder, knotty alder, poplar, oak or knotty oak). Choice of painted or stained. Choice of wood hood or stainless steel hood. Choice of many door styles and colors/finishes. Includes soft close drawers and doors.

Drywall - Choice of knockdown or orange peel texture. Choice of rounded or square corners. Option of troweled texture for additional cost.

Garage Interiors - Insulated, sheetrocked, orange peel texture, and painted.

Fireplace - Choice of Heat & Glo 6000CLX (traditional) or Fireplace Xtordinair 4015 HO (linear contemporary) gas fireplace.

Fireplace Surround - Choice of stone or tile surround from floor to ceiling, with wood mantel.

APPLIANCES

Jenn-Air stainless steel appliance package including double ovens, microwave, gas or electric cooktop, dishwasher, french door refrigerator, and hood vent. Other manufacturers, layouts and finishes are optional.

EXTERIOR FINISHES

Andersen 100 Series composite windows. Double pane with low-e glass - choice of frame color. Options for wood clad windows available for additional costs, or vinyl windows for lower costs.

Roofing - Boral concrete tile roof shingles (many plans also have standing seam metal accents).

Stone - Choose from multiple colors and styles of cultured stone available through Sunset Stone. Real, natural stone veneer is optional for additional costs.

Garage Doors - CHI Stamped Carriage House Doors. Insulated steel doors with wood grain exterior (or painted to match exterior trim). Openers included with remotes and exterior keypad.

Gutters - 5" steel gutters with downpours where appropriate. Choice of color.

Railing - Steel railing with powder coated color of owners choice (on plans that have railing).

Concrete Flatwork - Gray concrete on porches, patios, sidewalk, and driveway. Stamped and/or colored options available for additional costs.



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LIGHTING AND ELECTRICAL

Light Fixtures - Generous allowance for light fixtures of buyers choice.

Undercabinet LED lighting in kitchen.

LED integrated recessed cans throughout.

LED bulbs in light fixtures (where possible).

Ceiling fans in great room and master bedroom. Other bedrooms wired for future fans and fan purchase is optional.

Buyers to walk through with electrician after framing stage to determine exact lighting layout. Custom lighting / electrical options available for additional cost.

HEATING AND COOLING

Furnace - Carrier 95%+ high efficient single stage furnace.

Air Conditioner - Carrier 13 Seer.

Humidifier.

Thermostat - Honeywell 8000 programmable thermostat. Other options available.

Separate zoning with separate thermostats on each level is optional for additional cost.

PLUMBING

Water Heater - Navien Tankless water heater. Traditional 50 gallon water heater optional for lower cost.

Plumbing Fixtures - Delta Dryden series. Choice of finish color. Other options also available.

Master Shower - Fixed head and hand held faucet on slide bar

Undermount sinks in kitchen and all baths

Kitchen Sink - Choice of stainless steel or composite

Three exterior faucets / hose bibs



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INSULATION

R23 blown fiberglass insulation in exterior walls.

R60 insulation in attic.

R19 insulation in garage walls.

R38 insulation in garage attic.

Spray foam sealant around windows, mech./elect. penetrations and other draft prone areas.

Tyvek house wrap on exterior walls to reduce moisture and air infiltration.

Insulation for sound purposes surrounding bedrooms, baths, laundry and ceilings between finished floors.

STRUCTURAL

2x6 exterior walls.

Engineered roof trusses.

Engineered concrete foundation with 9' tall basement walls. 8'-9" actual height with some areas lower because of ductwork, beams, etc. 10' tall walls are optional for additional costs, if site and soils conditions allow.

Foundation perimeter drain with sump pit.

OTHER

All colors, styles, etc. to be selected by owner. Use of formally trained in-house interior designer included and available throughout the project to assist with selecting interior and exterior colors and finishes. This is in addition to experts at various showrooms (cabinets, flooring, light fixtures, etc.).

Many other changes and options available including plan revisions, basement finish, security systems, home automation / smart home features, custom cabinetry built-ins, flooring and countertop options.

No landscaping, fencing or window coverings included - could be included for additional costs.

Finishes and products subject to change due to product availability and other variables.



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