



STANDARD FEATURES

FOUNDATION

- Steel reinforced 8'9" or 9' poured concrete foundation
- Steel reinforced 4' poured concrete foundation at garage
- 3" basement concrete floor with control joints
- 4" garage concrete floor with control joints
- 6 mm poly vapor barrier under concrete basement floor
- Engineered LVL (Laminated Veneer Lumber) structural beam or steel "I" beam with steel columns at basement (per plan)
- Form-a-Drain® tile drain system with connection to sump crock
- Concrete stoop and sill at front door

FRAMING

- 9' ceiling height at first floor (per plan)
- Tray ceilings (per plan)
- Cathedral ceilings (per plan)
- Anchored 2x6 treated mudsill plate with sill sealer
- Engineered I-joist floor system 16" on center for extra rigidity
- 3/4" tongue and groove subfloor decking - glued and nailed for better adhesion
- Quality kiln dried SPF dimensional lumber to minimize warping
- 2x6, 16" on center, exterior frame walls with OSB sheathing
- 2x4, 16" on center garage frame walls with OSB sheathing
- 2x4, 16" on center interior frame walls
- Tyvek® exterior home wrap
- Engineered roof truss system with hurricane anchor brackets
- 15/32" OSB roof sheathing with "H" clips for extra rigidity

GARAGE

- 3-car front entry garage (per plan)
- 1/2 horsepower 800 Newton LD800 garage door opener and outlets at 1-car and 2-car stall with remotes and keyless entry pad
- White Safeway Door Company Model 41 overhead doors (per plan)
 - Upgraded colors and woodgrains available
- Overhead door window inserts

WINDOWS & EXTERIOR DOORS

- Alliance® Windgate series low-maintenance, double-hung vinyl windows with insulated Low-E glass, Argon® gas filled and air space grids in white (per plan)
 - Upgrade to black exteriors with white interiors (+\$4,000.00 to \$8,000.00 per plan)
- Alliance® Windgate series low-maintenance sliding vinyl patio door with insulated Low-E glass and Argon gas filled in white
- Steel Mission3-panel with single glass lite entry door and sidelights, interior job-site painted to match millwork (per plan)
- Full light transom – above front entry door and sidelights (per plan)
- Insulated steel 3-panel fire door with jobsite painting between house and garage

EXTERIOR STONE OR BRICK

- Dutch Quality or Trilite weatherledge cultured stone at front elevation (per plan)

ROOFING

- GAF® 30-year dimensional roofing over synthetic roof underlay with ice and water shield
- Baked enamel valley flashings and roof flashings
- Metal box style roof vents or continuous ridge roof vents (per plan)

SIDING & TRIM

- Exterior Portfolio Market Square D4STD vinyl siding
- Matching vinyl corners at all elevations
- Aluminum soffit and fascia
- LP Smartside® window trim at all elevations (per plan)
- Aluminum clad garage door trim and jamb
- LP Smartside® Frieze boards (per plan)
- Seamless aluminum gutters and downspouts

PLUMBING

- Sealed sump crock with 1/3 horsepower submersible pump
- Bradford White® 50 gallon power vented hot water heater
- PEX waterlines
- PVC waste pipes, vents and soil stacks
- Double lavs at owner's bath
- Single lav at hall bath (per plan)
- Kohler®Simplice single lever pull down kitchen sink faucet in stainless steel finish
- Kohler®Alteo single lever bathroom faucets in brushed nickel finish
- Kohler®Highline elongated, comfort height, water saving toilets
- Aker® fiberglass tub/shower module at the hall bathroom (per plan)
- Luxury Owner's Bath with Aker® soaking tub and separate ceramic tile shower (per plan)
- First floor laundry hook-ups with shut-offs
- (2) frost proof hose bibs with shut-offs
- Water line to refrigerator

ELECTRICAL

- 200 AMP/40 circuit service panel
- Toggle switches / outlets
- Progress Lighting® light fixture package in satin nickel or oil rubbed bronze finish
- LED light bulbs in all decorative light fixtures and keyless lamp sockets
- LED recessed lights at kitchen and great room
- LED recessed light at owner's bath shower
- LED recessed light at owner's bath tub (per plan)
- LED recessed light at hall bath tub (per plan)
- Switched keyless lights at basement
- Overhead garage door opener outlet
- (2) GFI protected exterior weatherproof duplex outlets
- Hard wired smoke detectors with battery back-up
- Hard wired carbon monoxide detector with battery back-up
- Standard doorbell with chime
- Ultra quiet 110 CFM exterior vented exhaust fans in all full bathrooms



STANDARD FEATURES

- Ultra quiet 80 CFM exterior vented exhaust fan in powder room
- CATV jacks at all bedrooms, great room, home office and tech center (per plan)
- Phone jacks at all bedrooms, great room, home office and tech center (per plan)
- 220 volt outlet or gas to dryer space
- Vinyl exterior fixture blocks

HVAC

- Rheem® 95% high efficient gas furnace
- Rheem® air conditioner – 13 SEER
- Aprilaire® high efficiency air cleaner
- Exterior vented microwave

FIREPLACE

- Direct vent fireplace with blower
- Site built box or reclaimed mantle with stack stone veneer below

INSULATION

- R-19 fiberglass BATT insulation with 4 mm poly vapor barrier at all exterior house walls
 - Upgrade to dense pack cellulose insulation – R-21 (+\$2,500.00)
- R-19 fiberglass BATT insulation at box sills
 - Upgrade to spray foam insulation at box sills (+\$1,500.00)
- R-50 loose blown attic cellulose insulation
- 2x4 framed walls along perimeter of foundation with R-11 batt insulation
- Fully weather stripped front entry door and fire door

DRYWALL

- Orange peel drywall texture on walls and ceiling
- Drywall basement stairwell walls
- Flat finish paint on all walls and ceilings
- Firetaped drywall garage ceiling and firewalls
 - Upgrade to plastered garage ceiling and walls (all walls) (+\$4,500.00)

INTERIOR TRIM & DOORS

- Painted solid-core hardboard paneled doors with matching trim
- Matching painted 4 1/4" tall flat baseboard mouldings
- Matching painted 3 1/4" wide backband casings
- Prefinished wood stained rail and baluster at main staircase (per plan)
- Fully cased closet door openings
- Double door closets (per plan)
- Stained maple coffered living room ceiling beams (per plan)
- 42" high mirrors set on vanity top back splash in all bathrooms
- Custom laminated shelving and hanging pole throughout (per plan)

HARDWARE

- Schlage® Accent® or Latitude® passage door levers in satin nickel, antique nickel or oil rubbed bronze door finish and lifetime mechanical and finish warranty
- Schlage® Addison® or Camelot® handle set with deadbolt in

satin nickel, antique nickel or oil rubbed bronze lifetime mechanical and finish warranty at front entry door

- Matching satin nickel, antique nickel or oil rubbed bronze door hinges and hardware
- Cabinet door hardware throughout
- Delaney 900 Series flush mount 24" towel bars and toilet paper holders in brushed nickel finish

CABINETS & COUNTERTOPS

- KDC full overlay recessed panel maple cabinets
- 35" vanity cabinets at all baths
- 30", 36", or 42" upper cabinets at kitchen (per plan)
- 6-way concealed, soft-close door hinges on all cabinet door panels
- Crown moulding at kitchen uppers and laundry room cabinets
- Decorative cabinet face end panels at exposed ends of kitchen cabinets (per plan)
- Deluxe drawer construction with dove tail drawers, soft action closers on drawers and full extension drawers
- Laundry room cabinets (per plan)
- Granite countertops (level #1) with stainless steel under mount sink at kitchen
- Granite countertops (level #1) with undermount porcelain sinks at all bathrooms

FLOOR COVERINGS

- Prefinished hardwood flooring at kitchen, morning room/dining area, entry, and powder room (level #1)
- Ceramic tile flooring (level # 1) at Laundry, Hall Bath and Owner's Bath
- Ceramic tile Owner's Bath shower walls and floor with 2 tier recessed soap niche
- Stain-resistant frieze carpeting (level #1)
- 6 lb, 1/2" thick rebond density pad for extra comfort and durability

APPLIANCES

- Built-in stainless steel microwave (per plan)
- Built-in stainless steel dishwasher
- Gas freestanding stainless steel range
- Stainless steel french door refrigerator
- 1/2 horsepower continuous feed garbage disposal

CLEANING

- Recycled job site cleaning and debris removal
- Rough cleaning and sweeping of home
- Finish cleaning of home including dusting, vacuuming, floor washing and window cleaning



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*Builder reserves the right to make product substitutions or changes of equal or better quality without notice or obligation.