

## EXTERIOR

- All Brick with stone and Hardi per plan and elevation
- Queen size brick with gray mortar
- Post- and columns on porches per plan
- 30 year architectural shingles
- Vinyl soffits / Aluminum wrap fascia
- Windows will have a brick design or shutters around each with keystone per plan
- Single hung white or tan windows
- Low E energy efficient windows
- Three frost proof outside hose bibs
- 25' Concrete turn-around with gravel driveway
- Sidewalk from turn-around to front door
- Broom finish on porches
- Brick steps on porches and in garage
- Exterior plugs on front and back porch and by A/C units
- Deadbolts on all exterior doors
- Insulated carriage style garage door
- Garage door opener per plan

## FLOORS

- 3" sand and seal hardwood or pro-finished engineered floors in main living areas
- Hardwood steps and landings in most plans
- Tile floors in laundry and all baths
- Carpet, with 6 pound pad, in bedrooms and upstairs hall (per plan)

## STRUCTURAL

- Footing 24" x 8" deep, 3000 psi concrete with 2pc 1/2 rebar continuous
- Positive drain in crawl space
- R-13 batt insulated walls per codes
- R-38 attic insulated per codes
- R-19 insulated cold areas per codes
- R-19 insulation subfloor in crawl space per codes
- Structural 1 grade sheathing
- 2" x 10" joists or I-joists, per plan
- Tech Shield roof decking
- Advantech 3/4" tongue and groove subfloor - glued, nailed, and screwed

## INTERIOR

- 9' ceilings first floor / 8' ceilings second floor (per plan)
- 5-1/4" baseboard trim first floor and second floor
- Custom cabinetry in kitchens and baths
- Painted or stained custom cabinetry throughout
- Granite countertops in kitchen and baths
- framed or beveled mirrors in master bath
- Framed or beveled mirror in powder room
- Beveled mirrors in all secondary baths
- Framed glass shower in master bath
- Faux stone to ceiling on fireplace
- Gas log fireplace with remote
- Garbage disposal
- Under-cabinet lighting in kitchen
- Wire shelving in closets and pantry
- Black metal spindles
- Garage interior finished and painted
- Brushed nickel, chrome, or oil rubbed bronze hinges, door knobs and lighting
- Doorbell and chime at entry
- Master bath tile shower with one accent tile
- Master bath soaking tub
- Master bath "Comfort Height" vanities
- Upstairs baths have fiberglass tub/ shower combos

## PLUMBING

- PEX long life piping
- Schedule 40 sewer and drain pipes
- Brushed nickel, chrome or oil rubbed bronze fixtures
- One shower head and control
- 8" spread faucet in master bath
- 4" spread faucets in all secondary baths
- Pedestal sink in powder room
- Kohler "Comfort Height" toilets in all baths

## YARD

- Seed and straw yard (50')
- Landscape front of the house with shrubs/mulch

