



EXTERIOR

Entrance

- Architecturally designed landscaping and signage at project entrance

Landscaping

- Architecturally designed landscaping throughout site per plan

Home Landscaping

- To include sod in front and side yard. Other areas seeded and professionally designed planting beds in front of house per plan

Siding

- HardiePlank® low maintenance cement board or equal

Trim

- Low maintenance composite material and primed pine

Windows

- Energy efficient, Low E, tilt windows with screens and grills per plan

Front Porch

- Maintenance free composite decking

Driveway

- Asphalt driveway with binder base coat. Finish coat installed after move in

Roof

- 30 year architectural style asphalt and decorative metal roofs at locations per builder's discretion

Gutters

- Seamless aluminum gutters - location at builder's discretion

Front Door

- 8-foot Therma True, or equal, fiberglass entry door

Garage Door

- Carriage style insulated door with automatic opener and wireless keypad

Paint

- Body, trim and front door colors selected by builder

Rear Deck and/or Patio

- Maintenance free composite deck and/or brick paver patio depending on finish grade (100 SF)

Lighting

- Architectural house and roadway lighting

Front Walkway and Steps

- Stone pavers and granite step per plan

Water Silcocks

- Rear and garage

Framing

- 2x6 exterior walls with added insulation
- Sheathing: zip wall system with zip taped seams

INTERIOR

Ceiling Height

- 9 ft. on 1st floor, 8 ft. on 2nd floor and lower level

Walls and Ceilings

- Blueboard with skim coat plaster and smooth finish throughout

Trim

- 3.5" window and door casing, 7.25" one piece baseboard (1st floor), 5.25" one piece baseboard (2nd floor)
- Crown molding at ceiling in dining room and entry foyer
- Panel wainscoting along stairway to 2nd floor and lower level



Flooring

- Oak hardwood prefinished flooring 3.25" in living room, kitchen, dining room, master bedroom, powder room, entry foyer and office (Balsam only)
- Stairs to 2nd floor and lower level: oak treads, pine risers and either wood balusters or wrought iron balusters (upgrade) selected by buyer
- Carpet in guest bedroom and loft selected by buyer
- Ceramic tile in laundry and all full bathrooms selected by buyer

Kitchen Cabinets

- 42" Custom kitchen wall cabinets with crown molding to ceiling. Style and finish selected by buyer. Per Builder Plan.

Kitchen Countertops & Walls

- Granite, selection by buyer
- Backsplash Tile Area, selection by buyer

Kitchen Sink

- Stainless steel undermount single bowl, faucet by Kohler

Appliances

- Kitchen Aid stainless steel, or equal. Range, microwave, dishwasher and refrigerator

Lighting

- Approximately 30 recessed lights and architectural light fixtures at locations per plan from builder's selection
- Kitchen under cabinet lights

Fireplace

- Gas fireplace with mantle style and tile or marble surround selected by buyer

Doors

- Masonite, solid core doors – style selected by buyer. Hollow core closet doors. Hardware choice between knob or lever and finish selected by buyer

Interior Paint

- Walls: Latex primer and two coats. Two wall color selections included. Additional colors available for an upgrade
- Trim: One color semi gloss, 2 coats, paint for all trim and doors

Bathroom Vanities

- Custom vanity cabinets in full bathrooms, style and finish selected by buyer
- Granite countertops in full bathrooms. Style selected by buyer

Master Bath Shower

- Ceramic tiled walls with glass enclosure (semi-frameless)

Plumbing Fixtures

- All faucets and toilets by Kohler

Heating System

- High efficiency forced hot air by gas, 2 zones with programmable thermostats

Air Conditioning

- Central air, 2 zones

Electrical Service

- 125 AMP (200 AMP in single units), washer and dryer 220 line per plan

Hot Water Heater

- Energy efficient hot water heater

Cable Wiring

- 5 locations per plan

Telephone Wiring

- 5 locations per plan

Master Closet

- Wood composite shelving and chrome poles Per Builder Plan

Other Closets

- Wire pole and shelf