



# DESIGNER

BY DESIGNER HOMES

COLLECTION

## Specifications

### Interior Finish

- 4 1/4" base & 3 1/4" case poplar, finished in choice of stains (bleaching or painted/shaded trim is extra) with full jambs on closets
- Poplar railing with glass inserts & brushed nickel clips or wrought iron spindles per plan
- Vanity width sheet mirrors; towel bars & toilet paper holders in bathrooms per plan
- Three panel mission style poplar doors finished in choice of stains
- Tile Back splash included in kitchen & bar (If Applicable)

### Cabinets

- Custom cabinets per plan including dovetail drawer boxes. Many door style options & a variety of stain choices
- Standard options included are:
  - Staggered heights of upper cabinetry per plan (42"+)
  - Solid wood lined drawer boxes
  - Dovetail joints
  - Full extension drawer glides
  - Soft close drawers
  - Built-in custom roll out with 2 garbage cans if plan allows
  - Cabinet hardware-array of options or finishes
  - Granite or Quartz countertops throughout

### Hardware-Interior/Exterior Doors

- Brushed nickel or chrome with choice of standard style passage sets on interior doors (levers)
- Brushed nickel or chrome with choice of standard privacy locks in baths and all bedrooms (levers)

### Appliances

- High grade stainless steel appliance package (verify allowance per plan with your New Home Specialist)

### Floor Coverings

- Ceramic tile in the master bath as per plan (certain tile request may be an upgrade)
- Soft sensation frieze carpet in your choice of colors or pattern as per plan (certain carpet request may be an upgrade)
- Carpet pad is 8 lb 1/2" thick with spill guard coating
- Luxury vinyl tile in guest baths, laundry & back entry (per plan), choice of patterns & styles (certain tile request may be an upgrade)
- Micro-beveled wood laminate as per plan in kitchen, foyer, dining & walkway (certain laminate request may be an upgrade)

### Interior, Exterior & Ceiling Finishes/Insulation

- Blown insulation on straight or vaulted ceilings per plan
- Spray foam insulation in all rim joists
- Fiberglass insulation on exterior walls per code
- 4 mil grade CGSB poly on ceilings & exterior walls
- 1/2" drywall on walls & 5/8" on ceilings
- Choice of one paint color throughout which will go on both ceiling & walls. Darker paints may be extra due to number of coats needed
- Rounded, square or chamfered corners throughout
- Choice of texture on all walls & ceilings up to two textures (over two will be an upgrade)

### Plumbing

- Double bowl under mount 18 gauge stainless steel kitchen sink
- Brushed pull down kitchen faucet with sprayer lever handle
- 5ft. fiberglass base shower or tub/shower units with tile surround in guest bathrooms as per plan
- Custom tile shower with full glass shower door as per plan with brushed nickel or chrome fixtures (Two shower heads: one fixed & one hand-held)
- Brushed nickel or chrome single lever faucets in all bathrooms as per plan
- Water softener included
- Oval lavatory sinks 20-gauge stainless steel under-mount or porcelain under mount sinks
- Elongated toilets with soft close seats throughout with brushed trip lever
- 75 Gallon power vented gas hot water heater
- Pex water lines throughout including 1 water line to refrigerator for ice maker
- 2 frost-free exterior lawn services
- 1 hot & cold frost-free water spigot in garage
- 2 submersible quiet operation sump pumps installed with two sump pump pits. Sump Pump by-pass also installed for winter use (homeowner must get city permit prior to using)
- Standard pipe drain & tap for washer located as per plan
- Auto-closing sewer back-flow preventer
- Main floor laundry or upper level laundry per plan with drain
- 1/2 hp sink disposal with counter mount air switch
- Fiberglass drop in laundry/utility sink per plan
- High spout laundry/utility sink faucet as per plan



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### Electrical

- 200 or 400 amp service installed per plan
- Three weatherproof exterior outlets
- Heated tile floor in the master bath with programmable thermostat
- Ample interior & exterior recessed lighting as per plan
- All recessed lighting are LED bulbs
- LED stairway lights controlled by light sensors
- Early warning smoke detectors direct wired with battery backup
- Carbon monoxide detectors per code
- 220 volt stove & dryer receptacles per plan
- G.F.I outlets according to code
- Decora rocker style light switches (white or black)
- Holiday light receptacle under soffit on separate switch

### HVAC Systems

- High-efficiency direct vent gas forced air furnace.
- Trane Air Conditioner
- Air exchanger supplied & installed
- Galvanized heating ducts
- Programmable thermostat
- Bath vents & dryer vents to outside per code
- 42"-60" Lineal gas fireplace (determined by available space) on 1st floor
- Dual zone heating & cooling control on two story plans, single zone for all ramblers

### Basement

- 8" thick steel reinforced concrete foundation with water proofing (not damp-proofing) on exterior walls
- 4" thick concrete floor over 4" pea rock
- 9' high ceilings as per plan
- Drain tile system (FORMADRAIN ) on exterior & interior of foundation & thru cross sections
- Passive Radon Mitigation system included

### Floors

- 3/4" tongue/groove premium subfloor glued & screwed down
- Open web floor trusses per plan

### Exterior Walls

- 2" x 6" framed exterior walls 16" on center
- 7/16" OSB sheathing
- 2" x 4" framed interior walls (non-bearing) 16" on center
- 2" x 6" interior load bearing & plumbing wall per plan

### Exterior Doors

- Front solid pre-finished fiberglass insulated door with metal clad frame
- Front door Schlage handles with deadbolt locks
- Fiberglass service door & entry door from garage to house
- 8'-0" Tall patio door (Dependent on plan /options required) (Aluminum Clad)

### Windows

- Pella Casement Proline (Aluminum Clad Wood)
- Low maintenance exteriors in choice of standard colors

### Exterior

- Steel reinforced concrete approach & driveway
- Paver step with stamped & colored concrete center as per plan
- Steel reinforced concrete sidewalk from front step to driveway
- Lot is rough graded
- Addition fill (in or out) or black dirt (in or out) if required to complete rough grade & any other unexpected construction related issues such as, locating & connecting sewer, water & gas lines above the normal span, the removal of trees, and any cost due to poor soil conditions that would require more sand and/or taller concrete wall are the responsibility of the buyer
- Engineered roof trusses 24" on center per plan
- 7/16" OSB sheathing with H clips

### Exterior Finish

- Combination of stone, dryvit & seamless steel siding according to your plan elevation with your choice of standard colors
- Ice shield on all roof edges (prevents ice jams) per code
- 30-year warranty asphalt shingles in a choice of standard colors

### Soffit/Fascia/Gutters

- Pre-finished, continuous venting aluminum soffit, fascia, eaves, seamless gutters & swing up downspouts in choice of standard colors
- Lifetime manufacturers warranty against peeling and flaking

### Garage

- Minimum 4" thick concrete floor with sand base, leveled to foundation with steel reinforcement 24" on center
- 8' Insulated steel overhead doors
- Two separate garage door openers with three premium controllers & keyless entry outside
- 6" wall framing
- Floor drains per plan
- Direct vent natural gas heater with thermostat
- All walls & ceiling finished through tape, texture and paint. Both ceiling and walls insulated

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Buyer Date

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