



IGNITE

COLLECTION

Specifications

Interior Finish

- 3 1/4" base & 2 1/4" case in poplar finished in choice of stain or paint (bleaching or premium painted/shaded trim is extra)
- 2'x 3' sheet mirrors; towel bars and toilet paper holders in bathrooms per plan
- Craftsman panel style painted door with choice of stained or painted trim (Premium Painted Extra)

Cabinets & Countertops

- Custom cabinets per plan, standard options included are:
 - 36" tall cabinetry per plan at consistent height
 - Cabinet hardware-array of options or finishes
 - Granite or Quartz counter tops in kitchen & master bath
 - Laminate tops for the rest of the home
 - Tile backsplash in Kitchen

Hardware-Interior/Exterior Doors

- Brushed nickel or Chrome with choice of standard style lever sets on interior doors
- Brushed nickel or Chrome with choice of standard privacy locks in baths and all bedrooms

Appliances

- Stainless steel appliance package included (verify allowance per plan with your New Home Specialist)

Floor coverings

- Frieze carpet in your choice of colors or pattern as per plan (Certain carpet requests may be an upgrade)
- Carpet Pad is 7/16" thick built in anti-microbial recycled
- Vinyl in all baths, laundry and back entry (per plan), choice of patterns and styles (certain vinyl requests may be an upgrade)
- Micro-beveled wood laminate as per plan (Certain requests may be an upgrade)

Interior, Exterior and Ceiling Finishes/Insulation

- Blown insulation on straight or vaulted ceilings per code
- Spray foam insulation in all rim joists
- Fiberglass insulation on exterior walls per code
- 4 mil grade CGSB poly on ceilings and exterior walls
- 1/2" drywall on walls and 5/8" on ceilings
- Choice of one paint color throughout which will go on both ceilings & walls. Darker paints may be extra due to number of coats needed
- Square or chamfered corners throughout
- Orange peel texture on ceilings and walls

Plumbing

- Double bowl under mount stainless steel kitchen sink
- Chrome pull out kitchen faucet with sprayer, lever handle
- All Baths to include Fiberglass Shower or Tub/Shower Combo Units
- Chrome single lever faucets in all bathrooms
- Porcelain oval drop in sink in bathrooms per plan
- Elongated toilets through out
- 50 gallon electric water heater
- Pex water lines throughout including one water line to refrigerator for ice maker
- Two frost-free exterior lawn services
- One submersible quiet operation sump pump installed with one sump pump pit. Sump pump by-pass also installed for winter use (homeowner must get city permit prior to using)
- Standard pipe drain and tap for washer
- Auto-closing sewer back-flow preventer
- Main floor laundry or upper level laundry per plan with drain
- 1/3 hp sink disposal with counter mount air switch



Specifications

Electrical

- 200 amp service installed per plan
- Two weatherproof exterior outlets
- Recessed lighting in kitchen, dining and living/family room
- All recessed lighting are LED bulbs
- Early warning smoke detectors direct wired with battery backup
- Carbon monoxide detectors per code
- 220 volt stove and dryer receptacles
- G.F.I. outlets according to code
- Toggle style light switches

HVAC

- High-efficiency direct vent gas forced air furnace.
- Central air Conditioner
- Galvanized heating ducts
- Bath & dryer vents to outside per code.
- SP 34 fireplace (optional)

Basement

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

Floors

- 3/4" OSB subfloor glued and screwed down where applicable
- Open web floor trusses

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 or half glass pre-finished steel insulated door with metal clad frame per plan
- Solid steel door from garage to house
- 6'-8" vinyl patio door

Windows

- Single hung or sliders (vinyl) per plan
- Low maintenance exteriors in choice of standard colors
□(White or Almond)

Exterior

- Steel reinforced concrete approach and driveway
- Poured concrete step
- Steel reinforced concrete sidewalk from front step to driveway
- Lot is rough graded
- Additional fill (in or out) or black dirt (in or out) if required to complete rough grade and any other unexpected construction related issues such as, locating and connecting sewer, water and 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 walls are the responsibility of the buyer
- Engineered roof trusses 24" on center per plan
- 7/16" OSB sheathing with H clips on roof

Exterior Finish

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

Soffit/Fascia/Gutters

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

Garage

- Minimum 4" thick sand base floor, leveled to foundation with steel reinforced concrete set 24" on center
- 8' Insulated steel overhead doors per plan
- One garage door opener with 2 controllers
- 6" wall framing

Buyer

Date

Buyer

Date