



Specifications

Interior Finish

- 3 1/4" base & 2 1/4" case in poplar finished in choice of stains (painted or shaded trim is extra) with full jambs on closets
- Half wall with glass inserts per plan
- Vanity width sheet mirrors; towel bars and toilet paper holders in bathrooms per plan
- Wood mission style doors in poplar.
- Tile backsplash in kitchen Included

Cabinets

- Koch cabinets per plan with dovetail drawer boxes. Many door style options and a variety of stain choices.
- Standard options included are:
 - Staggered heights of upper kitchen cabinets (36"-42")
 - Dovetail joints
 - Full extension drawer slides
 - Soft close drawers & doors
 - Roll out with 2 garbage cans if plan allows
 - Cabinet hardware-array of options or finishes
 - Granite or quartz counter tops in kitchen and master bath
 - Hi resolution laminate tops for the rest of the home
 - Under cabinet lighting in kitchen

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

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

Floor coverings

- Tiled master shower per plan with full glass door/enclosure (certain tile requests may be an upgrade)
- Frieze carpet in your choice of colors or pattern as per plan (certain carpet requests may be an upgrade)
- Carpet Pad is 8 lb 1/2" thick with spill guard coating
- Luxury vinyl tile in all baths, laundry and back entry (per plan), choice of patterns and styles (certain tile requests may be an upgrade)
- Micro-beveled wood laminate as per plan (certain laminate 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
- Rounded, square or chamfered corners throughout
- Choice of texture on all walls and ceilings up to two textures (over two will be an upgrade)

Plumbing

- Double bowl under mount 18 gauge stainless steel kitchen sink
- Stainless steel or chrome pull down kitchen faucet with sprayer lever handle
- One-piece 4 ft. fiberglass showers or 5' tub/shower units in guest bathrooms as per plan
- Tile shower per plan with full glass shower door and enclosure in master bathroom
- Master soaking tub (if applicable) includes 24" tall tile around tub enclosure area (excludes free standing tubs)
- Brushed nickel or chrome single lever faucets in all bathrooms as per plan
- Rectangular lavatory drop in sinks
- Elongated toilets through out
- 50 gal. Power vented gas water heater
- Pex water lines throughout including one water line to refrigerator for ice maker
- 2 frost-free exterior lawn services
- 1 H&C Spigot in garage
- one submersible quiet operation sump pump 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 and tap for washer located as per plan
- Auto-closing sewer back-flow preventer
- Main floor laundry or upper level laundry per plan with drain
- 1/3 hp sink disposal with counter mount air switch
- Fiberglass drop in laundry/utility sink per plan



LUXE

COLLECTION

Specifications

Electrical

- 200 amp service installed per plan
- Three weatherproof exterior outlets
- Ample interior & exterior recessed lighting as per plan
- 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
- Decora rocker style light switches
- Holiday light receptacle under soffit on separate switch
- LED stairway lights

HVAC Systems

- High-efficiency direct vent gas forced air furnace.
- Central air conditioner
- Rough-in for air exchanger
- Galvanized heating ducts
- Programmable thermostat
- Bath & dryer vents to outside per code.
- Bayport 36 fireplace per plan
- Dual zone heating and cooling in 2 story homes, single zone for 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
- 8' high ceilings as per plan, 9' is an upgrade
- Drain tile system (FORMADRAIN) on exterior & interior of foundation & thru cross sections
- Passive radon mitigation system standard

Floors

- 3/4" tongue/groove premium OSB 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

Windows

- Pella vinyl with low-e glass per plan
- Low maintenance exteriors in choice of standard colors
□(White or Almond)

Exterior

- Steel reinforced concrete approach and driveway with 4" sand base
- Stone step with decorative concrete center as per plan
- 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
- 7/16" OSB sheathing with H clips on roof.
- Engineered roof trusses 24" on center per plan
- Paver step with stamped & colored concrete center as per plan

Exterior Finish

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

Soffit/Fascia/Gutters

- Pre-finished, continuous venting aluminum soffit, fascia, eaves, 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
- Two separate garage door openers with three controllers & 1 keyless entry outside
- 6" wall framing
- Floor Drains per plan
- Sheetrocked and insulated garage per plan
- Gas heater rough in

Miscellaneous

- 2 renderings are included

Buyer Date

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