

INTERIOR

- 9' POURED CONCRETE BASEMENT WALLS
- Lolly columns in basement will be minimized to allow for flexibility in future basement finishing
- Rough-in for a full bathroom in basement
- 9' main floor ceilings (Taller ceilings as per plan)
- 8' second floor ceilings
- Solid core molded paintable interior doors
- LARGER TRIM 3 1/4" CASING, 5 1/4" BASE - PAINTED
- Sherwin-Williams Cashmere paint - Your choice of 3 colors
- Custom oak staircase on two-story homes
- 36" direct vent fireplace insert with blower
- INSULATE, DRYWALL, TRIM, AND PAINT GARAGE
- Custom ceilings and arches as per plan

STRUCTURAL / MECHANICAL

- INTERIOR AND EXTERIOR DRAIN TILE AROUND BASEMENT FOOTING FOR SUPERIOR DRAINAGE
- Two sump pits with one sump pump and high water alarm in basement (One settlement pit and one pit for sump pump)
- 2" x 4" exterior walls with OSB sheathing and housewrap
- 3/4" T & G Advantech sub-floor glued and screwed to floor joists
- High efficiency Carrier furnace and air conditioner with zones
- CARRIER HUMIDIFIER
- Copper water lines (1-inch main line), PVC waste and vents
- 75-GALLON HIGH EFFICIENCY GAS WATER HEATER
- Three exterior hose bibbs
- 200 amp electrical service
- Ice and water shield installed on first 3' of roof and in roof valleys
- R-15 blown in blanket insulation in exterior walls
- R-40 blown in ceiling insulation
- R-11 FIBERGLASS BATT INSULATION IN INTERIOR WALLS OF BATHROOMS, BEDROOMS, AND UTILITY ROOM FOR SOUND

EXTERIOR

- Owens Corning Oakridge Lifetime shingles
- ENERGY EFFICIENT ANDERSEN SILVER LINE DOUBLE-HUNG VINYL WINDOWS WITH LOW E GLASS
- Two-inch thick insulated steel garage doors with openers and outside keypad
- Brick or cultured stone as per plan - Your choice of one of their standard colors
- CertainTeed .044 vinyl siding - Your choice of one of their standard colors
- Aluminum soffit, fascia, and gutters
- Concrete driveway and sidewalks with a sealer
- Concrete citywalks per subdivision covenants
- 12' x 14' rear concrete patio unless other patio/deck is specified on plan
- Final grade at completion of home

FULLY CUSTOMIZABLE FINISHES

- Electrical Fixture Allowance - \$2,500.00
- Plumbing Fixture Allowance - \$6,500.00
- Front Door Allowance - \$2,000.00
- Door Handle, Stop, & Lock Allowance - \$1000.00
- Cabinet, Vanity, and Hard. Allowance - \$13,500.00
- Countertop Allowance - \$6,500.00
- Flooring Allowance - \$23,000.00
- Closet Organizer Allowance - \$2,500.00
- Mirror and Shower Door Allowance - \$2,000.00
- Fireplace Surround Allowance - \$1,500.00