



## Builder Included Features

### 1. APPLIANCES:

(Whirlpool/Kitchen Aid/GE - Stainless Steel or Black  
Dishwasher  
Oven or Microwave Combo  
Range: Five Burners  
Cook-Top Overhead Hood: 36" Chimney  
Hood per appliance package  
3/4 HP Garbage Disposal  
\*\* Optional \*\* - Compactor

### 2. Cabinets: (Kitchen & Island, Bathrooms & Uppers in Laundry Room)

Cabinets with hardware & concealed hinges  
Island 4'x6'  
1 - Lazy-Susan in Kitchen

### 3. Countertops:

Cabinets with hardware & concealed hinges  
Island 4'x6'  
1 - Lazy-Susan in Kitchen

### 4. Shower Surroundings: (All Bathrooms)

12"x24" Tile with matching grout  
7' tile height  
1 Soap dish and 1 corner shelf

### 5. Closet System:

**Master Bedroom** - Multi shelving or cubicles, double pole & shelf, and single pole & shelf, paint grade

**Other Bedrooms** - Split shelving system, 1/2 double pole & shelf, and 1/2 single pole & shelf combo, paint grade

### 6. Drywall:

Orange peel or knockdown thru whole house  
(ceilings & walls)

**Window Finish:** Stool & Apron

**Interior Walls & Ceiling:** 1/2" Drywall for walls, 1/2" drywall and ceiling board for ceilings

**Garage** - Texture to match interior, painted & 5/8" drywall per code

### 7. Electrical:

Receptacles: Standard white decor

Switches: Leviton decora white

CATV/Phone: CAT5, RG6 at family, great room, all bedrooms, kitchen, game room

Pre-Wired for: Ceiling fans w/light kit in bedrooms, living, & great rooms, and Solar

Flush & Kitchen Lights: 6" size cans with round white baffle (LED)

Exterior: Water proof electrical outlet  
Light Fixtures: Brushed nickel or oil rubbed bronze finish, and includes 2 fans

### 8. Gutters:

Continuous rain gutters & downspouts  
(per premanufactured color selections)

### 9. Finish Carpentry & Hardware:

**Entry Door** - 8' doors at 10' ceilings fiberglass door, paint grade  
6'8" doors at 9' ceilings fiberglass door, paint grade

**Interior/ Wardrobe Doors** - 8' doors at 10' ceilings hollow wood door, paint grade  
6'8" doors at 9' ceilings hollow wood door, paint grade

**Base/Windows/Casings:** 5 V," baseboards, crown molding (in selected areas & up to 120LF), and 3 'A" door casings all paint grade.

### 10. Fireplace:

Entire home and garage equipped with fire sprinklers

### 11. Fire Sprinklers:

Entire home and garage equipped with fire sprinklers

### 12. Flooring:

**Hardwood Floors:** Entry, living, dining & family room, kitchen, nook, & hall (contractors grade selection)

**Tile Floors:** In all bathrooms & laundry rooms, 12x24" tile with matching grout

**Carpet:** In all bedrooms & closets, 100% nylon, 4-star grade, 7/16 8 lb. pad

### 13. Garage Doors:

8200 Series Wayne Dalton white finish  
Opener & 2 controllers

### 14. HVAC:

**Heating:** Single & dual systems, per title 24's (2 story homes will have 2 unit's)

**A/C:** Single & dual systems, per title 24's (2 story homes will have 2 unit's)

### 15. Insulation:

Per title 24 requirements

### 16. Mirrors:

**Master Bath:** 1/2" thick up to 42" high  
**Secondary Bath:** 1/4" thick up to 42" high  
**Powder Room:** Oval style

### 17. Painting:

**Interior:** 2-tone Sherwin Williams brand paint, egg shell finish at walls & semi-gloss at trim

**Exterior:** Sherwin Williams brand paint, semi-gloss finish

## 18.Sliding/Exterior Elevations:

Siding: Hardy-plank lap siding

Brick or Stone Accents: Additional stone at areas not included on standard elevations will be charged at \$37.50 per square foot of wall face area

Stucco: Substitute in place of siding

## 19.Plumbing:

Water heater: Tank less, to meet 2017 code & regulations. (Some homes may require 2)

Water system: PEX & copper combo water system included for hot and cold

Sewer System: ABS throughout, cast iron risers at living, great, & family rooms

Ice Maker: Stub out provided

Hose Bibs: 4 per home included

Patio: Stub out for future BBQ

Kitchen:

Sink: Undermount

Faucet: with soap dispenser and spray

Master Bathroom:

Sink: Top mount, china boa ls

Faucets: 8" center set

Tub: 60" by 36" oval

Fixtures: To match lavatory series

Shower Pan: Vinyl pan under tile floor

Toilet: Elongated & ADA height

Shower Door/ Return: 30 sq. ft. '1/4" Clear or obscure glass, Frameless or framed

Powder Bath:

Sink: Top mount, china

Faucets: 8" center set

Toilet: Elongated & ADA height Secondary Bath:

Sink: Top mount, china

Faucets: 8" center sets

Toilet: Elongated & ADA height

Tub: Villager cast iron tub

Fixtures: To match lavatory series

Laundry Room:

Sink: top-mount

Faucet: To match lavatory series

## 20.Roof:

Exterior: 30-year comp shingles, 30 lb felt

Vents: Per plans and Title 24's

## 21.Stair System: (if applicable)

Hand Rails, Posts, Tread Ends, Skirt/Apron, &

Balusters: Paint or stain grade

## 22.Windows:

Milgard Vinyl windows, Low-E, dual glazed,

100% tempered glass, white or tan exterior

## 23.Foundation & Framing:

Post & beam foundation:

Raised wood floor foundation

2"x6" wall framing

Slab foundations and slab footings only (nopost tension slab)

## 24.Warranty:

1-year standard warranty package & 2-10 home warranty package

## 25.Plate Heights:

1st Floor: 10 feet

2nd Floor: 9 feet

9 or 10 ft for single story

## 26.Front Yard Landscaping:

Drip system per new code (dryscape if applicable)

Bark

Two 24" box trees

Fifteen 5 gal shrubs

Fifteen 1 gal shrubs

All concrete flatwork

\$8.95 sq. ft. for any flatwork provided

\$11.95 sq. ft for any stamped flatwork provided

\$14.95 sq. ft. for any colored & stamped flatwork provided

## Upgrade Features for Home

(Items below are at an additional cost)

Kitchen

- Washer/Dryer, Refrigerator
- Different Countertop style of edging
- Tile backsplash 6" or 12"
- Quartz Countertop

Bathrooms

- Ceiling Height Tile
- Wall Niches
- Shower Benches/ Seats
- Beveled edge Mirrors
- Medicine Cabinets
- Jetted tub available per plans (Master Bath)
- Soaking tub (Master Bath)

Plumbing

- Pre-plumb for water softener system
- Gas line installed for future spa or pool

Windows

- 7 premium exterior finishes
- Blinds between Windows

Carpentry

Barn Doors, Bifold & Louvered Doors

Fireplace

- Pre-cast/stone surround
- Blower or remote

Fire Sprinklers

- Custom sprinkler covers at homeowner's choice

Other

- Solar Packages (will be given upon final plans)
- Extra insulation in Walls
- Different wall textures available (Signature Smooth & Smooth Skip)
- Curved Staircase
- Additional front yard landscaping & rear landscaping
- Metal/ Tile Roof

## Standard Amenities Breakdown

### 1. Appliances

Dishwasher: (GE/Whirlpool/KitchenAid—stainless steel or black)  
Oven & Microwave Combo or double oven built in microwave  
(GE/Whirlpool/KitchenAid—stainless steel or black)  
Compactor: (GE/Whirlpool/KitchenAid—stainless steel or black)  
Cook-Top: five burners (GE/Whirlpool/KitchenAid—stainless steel or black)  
Cooktop Hood: 36" GE profile chimney hood 400 cfm  
3/4 HP garbage disposal  
\*\*\*Optional: Washer/Dryer, 2nd dishwasher, refrigerator

### 2. Cabinets: (Kitchen & island, bathrooms & uppers in laundry room)

Glazed finish cabinets with pulls, brushed nickel or oil rubbed bronze hardware & concealed hinges  
5 to 8 color selections  
Shaker & raised panel  
Lazy-Susan in kitchen

### 3. Countertops:

#### *Kitchen:*

Granite (5-8 color selections) all kitchen sinks undermount, standard 6" granite backsplash.  
Standard edging bullnose

### All Bathrooms & Laundry Room:

Granite (5-8 color selections)  
Standard edging bullnose

\*\*\*Upgrade Option: different style of edging available

\*\*\*Upgrade Option: Full tile backsplash 6" or 12" tile per owner's selection \*\*\*Upgrade Option: Quartz instead of granite

### 4. Shower Surroundings: (All bathrooms)

2x12" or 13x13" porcelain tile 6 color packages with matching grout for homeowner to choose from

### 5. Closet System:

#### *Master Bedroom:*

detailed out with multi shelving, cubicles, double pole & shelf and single pole and shelf, paint grade

#### *Other Bedrooms:*

Split shelving system with Y2 double pole & shelf and Y2 single pole & shelf combo, paint grade

## Standard Amenities Breakdown

### 6. Drywall:

1/2" drywall screws  
Hand texture thru whole house (ceilings, walls, all rooms)  
Window finish: (stool, apron, or bullnose) owner's selection  
Garage: Hand texture, painted & 5/8" drywall per code

### 7. Electrical

**Receptacles:** Standard white decor  
**Switches:** Leviton decora white  
**CATV/Phone:** CATS, RG6 at family, great room, all bedrooms, kitchen, game room +  
**Chimes:** Nutone  
**Pre-wired for ceiling fans w/ light kit in bedrooms, living, great room & solar**  
**Flush Lights:** 6" size cans with white baffle (LED)  
**Kitchen Lights:** 6" size cans with white baffle (LED)  
**Exterior:** Waterproof electrical outlet  
**Light Fixtures:** \$2,000 package, brushed nickel or oil rubbed bronze finish, and includes fans  
**\*\*\*Upgrade Option:** Solar Packages (will be given upon final plans)

### 8. Gutters:

Continuous rain gutters & downspouts (per exterior home color selections)

### 9. Finish Carpentry:

**Entry Door:** 8' (2, 4 or 6 panel) fiberglass door, paint grade or double entry doors per allowance  
**Interior/Wardrobe Doors:**  
8' doors at 10' ceilings (2,4 or 6 panel) wood door, paint grade  
6'8" doors at 9' ceilings (2,4 or 6 panel) wood door, paint grade  
**Base/Windows/Casings:** 5 1/4" molded baseboards, crown molding (in selected areas & up to 120LF), and 3 1/4" door casings all paint grade

### 10. Finish Hardware:

All finish hardware to be kwikset custom grade or equal  
Finish color to match color scheme or plumbing & lighting selections  
**Medicine Cabinet:** 36" in Master Bath & 26" in Secondary Bath, owner's choice on style and color within allowance  
**Doorbell Button:** Homeowners choice for color and style

### 11. Fireplace:

Great Room/Family Room: 35" gas fireplace with glass doors & black trim  
Surrounding Area: Pre-cast/stone surround per plan \$2,500 allowance

### 12. Fire Sprinklers:

Entire home and garage supplied with automated fire sprinkler system  
**\*\*\*Upgrade Option** Custom sprinkler covers at homeowners choice

## Standard Amenities Breakdown

### 13. Flooring:

**Hardwood Floors:** Entry, living, dining & family room, kitchen, nook, & hall per allowance & contractors grade selection & 5 colors to choose from)

**Tile Floors:** In all bathrooms & laundry rooms, 20x20" tile with matching grout, 6 color option/packages. (other wet areas of home can be tile instead of hardwood floors at owner's discretion)

**Carpet:** In all bedrooms & closets, 100% nylon, 4-star grade, 7/16 8 lb pad

### 14. Garage Doors:

Wayne Dalton, Sonoma panel, carriage style, brown finish or other color if like, Arched Stockton windows

1/2 HP screw drive not chain drive

Opener & 2 controllers

### 15. HVAC:

**Heating:** Single & dual systems, per title 24's (2 story homes will have 2 unit's)

**A/C:** Single & dual systems, per title 24's (2 story homes will have 2 unit's)

### 16. Insulation:

Per title 24 requirements

### 17. Mirrors:

**Master Bath:** 3/4" thick above lays up to 42" high

**Secondary Bath:** 1/4" thick above lays up to 42" high

**Powder Room:** Oval style

\*\*\***Upgrade Option:** Beveled edges

### 18. Tainting:

**Interior:** Sherwin Williams brand paint, eggshell finish at walls & semi-gloss at trim

**Exterior:** Sherwin Williams brand paint, semi-gloss finish

### 19. Siding/Exterior Elevations:

**Siding:** Front hardiplank lap siding, decorative hardi-plank siding (square, round or type available and is at owner's choice in selected elevations)

**Brick or Stone Accents:** Additional stone at areas not included on standard elevations will be charged at \$25.00 per square foot of wall face area

**Material:** Stone, brick, rock, or ledge stone

**Stucco:** Is available to substitute in place of siding

## Standard Amenities Breakdown

### 20. Plumbing:

**Water heater:** Tankless, according to 2017 code & regulations. (Some homes may require 2 & will be included in base price)

**Water system:** PEX & copper combo water system included for hot and cold

**Sewer System:** ABS throughout, cast iron risers at living, great, & family rooms + Ice

**Maker:** Stub out provided, recess box with valve at all refrigerator locations 4. Hose

**Bibs:** 4 per home included

**Patio:** Stub out provided on back patio for future BBQ

\*\*\***Upgrade Option:** Pre-plumb for water softener system

\*\*\***Upgrade Option:** Gas line installed for future spa or pool

### Kitchen:

**Sink:** Kohler (white, black, biscuit, stainless steel) & undermount

**Faucet:** Price Pfister: brushed nickel, oil rubbed bronze, with soap dispenser and spray

### Master Bathroom:

**Sink:** Kohler (white, biscuit, or black), top mount, china bowls

**Faucets:** Price Pfister 8" center set lavatory faucets (oil rubbed bronze & Brushed nickel)

Double vanity per plans is available

**Tub:** Kohler 60" x 40" oval tub

**Tub Faucet:** To match lavatory series

**Shower Pan:** Shower floor is vinyl pan under tile floor

**Shower Faucet:** Price Pfister trim & valve kit upgraded champagne spray head (larger/wider) and to match lavatory series

**Toilet:** Kohler brand, elongated & ADA height (white, biscuit, or black)

\*\*\***Upgrade Option:** Jetted tub available per plans

### Powder Bath:

**Sink:** Kohler (white, biscuit, or black), top mount, china bowls

**Faucets:** Price Pfister 8" center set lavatory faucets (oil rubbed bronze & Brushed nickel)

**Toilet:** Kohler brand, elongated & ADA height (white, biscuit, or black)

### Secondary Bath:

**Sink:** Kohler (white, biscuit, or black), top mount, china bowls

**Faucets:** Price Pfister 8" center set lavatory faucets

**Toilet:** Kohler brand, elongated & ADA height (white, biscuit, or black)

**Tub:** Kohler villager cast iron tub (white, biscuit, black)

**Shower:** Porcelain tile surround, 12"x 12" or 13"x 13", up to 5 color selections, venetian series

**Tub/Shower Faucet:** Price Pfister trim & valve kit (oil rubbed bronze & brushed nickel)

### Laundry Room:

**Sink:** Kohler, cast iron laundry tub, top-mount (white, biscuit, or black)

**Faucet:** Price Pfister brand to match lavatory series



## Standard Amenities Breakdown

### 21. Roof:

**Exterior:** 30-year comp shingles, 30 pound felt & 5 color choices

**Vents:** Per plans and Title 24's

### 22. Shower Door:

**Master Bathroom:** Frameless or framed (owner's choice), frame to match other finishes

### 23. Stair System (if applicable):

**Hand Rails:** Paint or stain grade (owner's choice w/in allowance)

**Posts:** Paint or stain grade (owner's choice w/in allowance)

**Tread Ends:** Paint or stain grade (owner's choice w/in allowance)

**Skirt/Apron:** Paint or stain grade (owner's choice w/in allowance)

**Balusters:** Paint or stain grade (owner's choice w/in allowance)

**Iron stair rail system included** (owner's choice w/in allowance)

### 24. Windows:

Vinyl windows, Low-E, dual glazed, 100% tempered glass,

**Milgard Brand:** white or tan standard colors for exterior finish

\*\*\***Optional:** 7 premium exterior finishes

MI Brand: white or tan standard colors for exterior finish

\*\*\***Optional:** 2 premium exterior finishes (silver & bronze)

### 25. Foundation & Framing:

**Post & beam foundation:** Raised wood floor foundation (what you originally had)

2x6" wall framing

Slab foundations and slab footings only (no post & tension slab)

### 26. Warranty: 1-year standard warranty package & 2-10 home warranty package

Warranty upgrade packages available per request

### 27. Plate Heights:

1st Floor: 10 feet

2nd Floor: 9 feet

9 or 10 ft for single story

### 28. Home Architecture: We will package together the Architectural, structural engineering & Title 24 paperwork and included them in all final plans along with filled out application for permits offered by builder as part of fixed construction price

(Note: this is only for the packaging of all the paperwork and documentation not the cost to have all of these services done by the appropriate parties)



## Standard Amenities Breakdown

### 29. Front Yard Landscaping: (\$5,000 allowance)

Automatic sprinkler & drip system per new code (dryscape if applicable)

Sprinkler time box mounted in garage

Sod & bark

Two 24" box trees

Fifteen 5 gal shrubs

Fifteen 1 gal shrubs

\*\*\***Upgrade Option:** Additional front yard landscaping & rear landscaping

### 30. Backyard Fencing:

Rear & side yard fencing with side gate includes 220LF

### 32. New home built to 2017 building codes, green plans & Title 24's

\*\*\***Optional:** Upgrade options to homeowners but will be an additional cost

#### \* Exclusions

All concrete flatwork

\$8.75 sq. ft. for any flatwork provided

\$9.95 sq. ft. for any stamped flatwork provided

\$12.95 sq. ft. for any colored & stamped flatwork provided