



exteriors and landscaping

exteriors

exterior siding materials	per plan, fiber-cement lap siding, fiber-cement board & batten siding, thermally modified wood, corrugated metal, cedar siding, stucco, brick, natural stone
front door	per plan, wood, clad wood or fiberglass door
windows	andersen 400 or equivalent, type of window and grid locations per plan. screens not included, but available.
garage door	per plan. liftmaster opener
roofing	per plan, 30 year architectural asphalt shingles, 5v metal, standing seam metal, cedar shake, tpo
gutters	box gutters and round downspouts
landscaping	per plan. professionally designed landscaped yard including all native plants, sod with irrigation.
termite monitoring	bait station system installed at perimeter of home including first year of monitoring. tube system installed in exterior walls.
porch ceilings	per plan, painted or stained beadboard, tongue and groove or butt joint ceiling.
deck areas	per plan. composite decking and painted pt posts and handrails.
front patios	per plan
rear patios (if applicable)	broom finished poured concrete
stoops	broom finished poured concrete
driveway	concrete per plan.
hose bibbs	3 per plan

appliances, electrical, and mechanical systems

appliances

range	thermador 48" pro harmony gas range
dishwasher	thermador emerald dishwasher
vent hood	tradewinds hood liner
microwave	thermador 30" drop down door microwave
refrigerator	thermador stainless steel 48" built in refrigerator and freezer columns (24" / 24" or 30" / 18")

electrical systems

home lighting package	lighting allowance: \$10,000. allowance includes all interior decorative fixtures, ceiling fans and bulbs. (4" led disc fixtures are not counted against allowance)
baseboard outlets	foyer, kitchen, family room, dining room and hallways on 1st and 2nd floors will have outlets installed horizontally and placed in the baseboards.
kitchen outlets	plug mold under wall cabinets in kitchen
wired and braced fan locations	primary suite, family room, first floor bedroom, (and terrace rec room if finished)
disc light locations	4" led disc lights per lighting plan.
electrical panels	300a service (2 - 150a panels)
electric vehicle charging	one dedicated 60amp outlet in garage



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appliances, electrical, and mechanical systems

home automation

wifi ready home with cat6 and coax in the family room and primary bedroom, a prewired location for wireless access points on each floor (wap's not included), entry doors and motion sensor alarm system and a qolsys iq2 smart home panel to control most connected devices. slim doorbell camera, schlage encode electronic front door dead bolt. hvac thermostats and garage door openers are wifi compatible. white glove set up with customer after closing.

energy efficiency

insulation

open cell spray foam in all walls, floors above garages and attics

additional energy efficiency features

zip sheathing, enhanced air sealing package, staggered studs for partially continuous insulation, doe efficient new home certified

solar ready

conduit installed from attic to electric meter base and panel for future solar or battery installation.

light bulbs

100% led bulbs.

mechanical systems

hvac system

lennox elite series variable speed blower, heat pump, 18 seer air conditioning equipment. zoned system with minimum one wifi enabled thermostat per floor.

whole home ventilation

broan erv

water heater

rinnai natural gas fueled tankless water heater with thermostat. includes smart circ hot water recirculation.

radon vent

passive radon venting

included under the slab and vents out the roof.

interior flooring and paint

hardwood flooring

hardwood materials

azalea lane windsor park prefinished hardwoods.

hardwood locations

throughout house except for areas being tiled.

interior paint

interior wall paint

2 light wall colors from sherwin-williams, flat finish, low voc.

whole house ceiling

sherwin-williams pure white 7005, flat finish, low voc.

whole house trim

sherwin-williams pure white 7005, semi-gloss finish, low voc.

cabinetry, counters, plumbing, tile

kitchen

cabinetry features

bell cabinetry studio collection painted cabinets with 60" stacked wall cabinets (locations per plan), soft close drawers and doors, trash pull-out, straight squared edge crown, and collection a cabinet hardware

hood surround

trim built and painted or stained, per design selections.

countertops and sinks

level 5 engineered quartz countertop, eased edge / polished finish all locations, undermount stainless steel single bowl or double bowl at kitchen. 1/3 hp disposal.

backsplash tile areas

tile included per tile material allowance (defined per plan). \$40/sf

kitchen faucet

delta trinsic one-handle pull-down spray faucet, single-hole mount.



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cabinetry, counters, plumbing, tile

scullery

shelving	adjustable shelving system per plan
cabinetry features	bell cabinetry studio collection painted base cabinet, dovetail soft close drawers, soft close doors and collection a cabinet hardware.
countertops and sinks	collection d engineered quartz countertop, eased edge / polished finish all locations, undermount 18" stainless steel single bowl.
faucet	delta trinsic one-handle pull-down spray faucet, single-hole mount.

primary bath

cabinetry	bell cabinetry studio collection painted cabinets with soft close drawers and doors. collection a cabinet hardware
countertop and sink	level 5 engineered quartz countertops, eased edge / polished finish all locations, standard undermount oval or rectangle sinks.
floor and shower tile	tile included per tile material allowance (defined per plan). bathroom floor \$10/sf. shower floor \$35/sf. shower walls to the ceiling \$15/sf. when showers on a slab they will be recessed ~1". when showers are on a framed floor system they will have ~1" curb. one 24"x12" niche included.
tile accents and patterns	stacked/straight or staggered pattern floors or walls.
primary vanity faucets	delta trinsic faucet with two-handle 8" spread.
primary shower faucet	delta trinsic faucets. one shower head and one hand held sprayer, each with independent valves/controls.
primary tub faucet	delta trinsic faucet with two-handle roman tub faucet, deck mounted (per plan).
primary bath tub	freestanding 65" tub (per plan).
toilets (all locations)	kohler highline, elongated bowl, dual flush with soft close seat
primary shower surround	semi frameless glass shower surround and shower door, 90" tall
mirrors	decorative mirror, \$350 allowance per mirror

powder room, per plan

cabinetry	bell cabinetry studio collection painted cabinets with collection a cabinet hardware
countertop and sink	level 5 engineered quartz countertops, eased edge / polished finish all locations, standard undermount oval or rectangle sink.
powder room faucet	delta trinsic faucet with two-handle 8" spread.
toilets	kohler highline, elongated bowl, dual flush with soft close seat
mirror	decorative mirror, \$350 allowance per mirror

secondary baths

cabinetry features	bell cabinetry studio collection painted cabinets per design and collection a hardware.
countertop and sink	level 2 engineered quartz countertops, eased edge / polished finish all locations, undermount oval or rectangle sinks.
floor and shower tile	tile included per tile material allowance (defined per plan). bathroom floor \$8/sf. shower floor \$25/sf. shower walls to the ceiling \$10/sf
tile patterns	stacked / straight or staggered floor patterns
secondary bath vanity faucets	delta trinsic faucet with two-handle 8" spread.
secondary bath shower/tub faucet	delta trinsic faucet with tub/shower.



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cabinetry, counters, plumbing, tile

secondary baths

secondary bath tubs	alcove bathtub
toilets (all locations)	kohler highline, elongated bowl, dual flush with soft close seat
mirrors	decorative mirror, \$350 allowance per mirror

laundry room

laundry cabinetry features	bell cabinetry studio collection painted cabinets per design and collection a hardware
laundry countertop and sink	level 2 engineered quartz countertops, eased edge / polished finish all locations.
faucet	delta trinsic one-handle pull-down spray faucet, single-hole mount.
laundry floor	tile included per tile material allowance (defined per plan). stacked/straight or staggered floor pattern. \$8/sf

interior trim, doors, hardware, fireplace

interior doors

1, 2 or 5/6 panel solid core. 8' tall on first floor. 6'8" tall on second floor. 6'8" on terrace level or 8' if ceilings are 10' or taller.

slider doors (per plan)

wood doors, painted or stained, constructed with clear pine and solo black hardware

home door hardware package

schlage j series door hardware.

first floor moldings (includes main living areas on secondary floors)

door and window casings: 1x4 wood with mitered corners
base: 1x10 wood

second floor moldings

254 square edge shoe mold throughout house
door and window casings: 1x4 wood with mitered corners

terrace level moldings

base: 1x10 wood in hallways, 1x6 wood in all other areas
door and window casings: 1x4 wood with mitered corners
base: 1x6 wood

stair treads

square edge nosing, paint grade risers

primary closet

custom shelving system \$10,000 allowance

shelving

trim built and painted wood shelving with a metal hanging rod in secondary closets

newel posts

4x4 oak with chamfered top

pickets

1.25" square wood or straight metal

handrail

wood rail #6t10 (or equivalent) - painted or stained.

fireplace

family room - 42" direct vent fireplace, caliber.

mantle

wood mantle to be field trim built per plans/design

surround

collection a marble, tile or slate surround

mudroom

trim built painted bench per plan



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