



exteriors and landscaping

exteriors

exterior masonry, stucco, stone cladding materials	per plan, brightwater architectural specifications.
exterior siding materials	per plan, brightwater architectural specifications: fiber-cement lap siding, fiber-cement board & batton siding, corrugated metal or wood siding where applicable.
trim	per plan, brightwater architectural specifications.
front door	per plan, wood or fiberglass door
windows	anderson 100, type of window and grid locations per plan, screens supplied but not installed.
garage door	per plan, insulated steel door, 7ft tall unless noted otherwise.
garage door hardware	per plan, brightwater architectural specifications.
shutters	per plan, brightwater architectural specifications (with hinges & hold backs).
metal roof	5v per plan, brightwater architectural specifications.
roof	per plan, 30-year architectural shingle or equivalent
gutters	box gutters and round downspouts
landscaping	professionally designed landscaped yard utilizing native species plantings with minimal irrigation per plan. includes approximately 1,000 sf of zeon zoysia sod in rear yard.
termite monitoring	bait station system installed at perimeter of home including first year of monitoring.
exterior light fixtures	per plan, brightwater architectural specifications.
deck areas	per plan.
patio areas	per plan, poured concrete patio in place of deck on slab homes.
driveway	concrete and gravel per plan.

appliances, electrical, and mechanical systems

appliances

range	thermador 48" pro gas range
dishwasher	thermador dishwasher
vent hood	tradewinds hood liner
microwave	thermador 30" drop down door microwave
refrigerator	refrigerator not provided. cabinet design to accommodate 36" wide 72" tall refrigerator.

electrical systems

home lighting package	lighting allowance: \$4,000. allowance includes all interior fixtures, ceiling fans and bulbs.
baseboard outlet	all common areas on 1st and 2nd floors will have outlets installed horizontally and placed in the baseboards.
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. 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 smart home panel to control all connected devices. slim doorbell camera, schlage electronic front door dead bolt. hvac thermostats and garage door openers are also able to be connected through wifi.. white glove set up with customer after closing.
home automation	



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appliances, electrical, and mechanical systems

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.
water heater	rinnai natural gas fueled tankless water heater with thermostat.
passive radon venting	included under the slab and vents out the roof

energy efficiency

insulation	open cell spray foam in all exterior walls and attic.
light bulbs	led bulbs
solar ready	Conduit installed from attic to electric meter base and panel for future solar or battery installation.

interior flooring and paint

hardwood flooring

hardwood materials	azalea lane windsor park prefinished hardwoods.
hardwood locations	throughout main living floor and upstairs lofts and hallways, work from home, hardwood stairs and landings site finished to compliment flooring selection. primary suite includes hardwoods in bedroom and closet.

carpeting

secondary bedrooms and closets	mohawk "collection a" carpet.
terrace bonus room (if finished)	mohawk "collection a" carpet.
carpet pad (all areas)	8lb carpet pad.

interior paint

interior wall paint	2 light wall colors from sherwin-williams brightwater collection, 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 42" wall cabinets (wall cabinet locations per plan), dovetail soft close drawers, soft close doors, trash pull-out, straight squared edge crown, and collection a cabinet hardware, base cabinets in butler's pantry per plans.
hood surround	trim built and painted or stained, per design selections.
countertops and sinks	collection d 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.

scullery

shelving	adjustable shelving system per plan
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cabinetry, counters, plumbing, tile

primary bath

cabinetry	bell cabinetry studio collection painted cabinets with dovetail soft close drawers, soft close doors, and collection a cabinet hardware
countertop and sink	collection b 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 \$8/sf. shower floor \$25/sf. shower walls \$10/sf. when showers on a slab they will be recessed ~1". when showers are on a framed floor system they will have ~1" curb.
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 faucet.
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	kohler highline, elongated bowl, dual flush with soft close seat
primary shower surround	semi frameless glass shower surround and shower door, 90" tall
mirrors	frameless plate mirrors over each vanity.

powder room, per plan

cabinetry	bell cabinetry studio collection painted cabinets with collection a cabinet hardware
countertop and sink	collection b 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, \$250 allowance.

secondary baths

cabinetry features	bell cabinetry studio collection painted cabinets per design and collection a hardware.
countertop and sink	collection b 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 \$6/sf. shower floor \$22/sf. shower walls \$10/sf
tile patterns	stacked / straight or staggered floor patterns
secondary bath vanity faucets	delta trinsic faucet with two-handle 4" spread.
secondary bath shower/tub faucet	delta trinsic faucet with tub/shower.
secondary bath tubs	alcove bathtub
toilets (all locations)	kohler highline, elongated bowl, dual flush with soft close seat
mirrors	frameless plate mirrors over each vanity.

laundry room

laundry cabinetry features	per plan, bell cabinetry studio collection painted cabinets per design and collection a hardware
laundry countertop	per plan, collection b engineered quartz countertops, eased edge / polished finish all locations.
laundry floor	tile included per tile material allowance (defined per plan). stacked/straight or staggered floor pattern. \$6/sf



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interior trim, doors, hardware, fireplace

interior doors	1-panel hollow core, 3-panel hollow core, or flush solid-core painted doors (8' or 6'8" tall first floor, 6'-8" tall second floor and terrace level or where required for clearance).
slider doors (per plan)	plank, ex, zee or arrow models constructed with clear pine and solo black hardware
home door hardware package	schlage j series door hardware.
windows	4 side drywall return
first floor moldings (includes main living areas on secondary floors)	door casings: 1x4 with mitered corners base: 1x8 with 254 square shoe
second floor moldings	door casings: 1x4 with mitered corners base: 1x6 with 254 square shoe
terrace level moldings	door casings: 1x4 with mitered corners base: 1x6 with 254 square shoe
stair treads	square edge nosing, paint grade risers
shelving	wire shelving in secondary closets. no shelving included in primary closet.
newel posts	4x4 chamfered top oak # 4002
pickets	1.25" square wood, style 5060 or equivalent, or straight metal.
handrail	knee walls per plan with wood rail 610t (or equivalent) - painted or stained.
fireplace	family room - 42" direct vent fireplace, caliber.

interior trim, doors, hardware, fireplace

mantle	trim built and painted or stained, per design selections.
surround	collection a marble, tile or slate surround
mudroom	built in benches per architectural plans with metal hooks over the bench



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