



exteriors and landscaping

exteriors

exterior siding materials	per plan, fiber-cement lap siding, fiber-cement board & batton siding, corrugated metal, cedar siding, stucco, brick, stacked stone
front door	per plan, wood, clad wood, or fiberglass door
windows	anderson 100, type of window and grid locations per plan, screens supplied but not installed.
garage door	perplan, liftmaster opener
roofing	per plan, asphalt shingles, 5V metal, standing seam metal, cedar shake, TPO
gutters	box gutters and round downspouts
landscaping	per plan, professionally designed landscaped yard including native plants, ~1000 sf sod with irrigation
termite monitoring	bait station system installed at perimeter of home including first year of monitoring.
porch ceilings	per plan, painted or stained beadboard, tongue and groove or butt joint ceiling
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 harmony gas range
dishwasher	thermador emerald 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. (4" LED disc fixtures are not counted against allowance)
baseboard outlet	main floor common areas on 1 st and 2 nd 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.
electric vehicle charging	one dedicated 60amp outlet in garage
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 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, and attics
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.
water heater	rinnai natural gas fueled tankless water heater with thermostat.
passive radon venting	included under the slab and vents out the roof



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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, 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 (locations per plan), soft close drawers and 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

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.

scullery

shelving

adjustable shelving system per plan

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 \$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).

primary shower surround

semi frameless glass shower surround and shower door, 90" tall

toilets (all locations)

kohler highline, elongated bowl, dual flush with soft close seat

mirrors

frameless plate mirrors over each vanity.



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cabinetry, counters, plumbing, tile

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.
mirror	decorative mirror, \$250 allowance.

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). shower wall tile to 8' AFF. 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	bell cabinetry studio collection painted cabinets per design and collection a hardware
laundry countertop	level 2 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

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)

wood doors, painted or stained, 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

mudroom

trim built painted bench per plan

stair treads

square edge nosing, paint grade risers

shelving

wire shelving in secondary closets. no shelving included in primary closet.

newel posts

4x4 oak with chamfered top

pickets

1.25" square wood or straight metal.

handrail

knee walls per plan with wood rail painted or stained.

fireplace

family room - 42" direct vent fireplace, caliber.



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interior trim, doors, hardware, fireplace

mantle

trim built and painted or stained

surround

collection a marble, tile or slate surround



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