



K I A W A H R I V E R

exteriors and landscaping

exteriors

exterior masonry cladding materials	per plan, brightwater architectural specifications.
exterior siding materials	per plan, brightwater architectural specifications: fiber-cement lap siding, fiber-cement board & batten siding where applicable.
trim	per plan, brightwater architectural specifications.
front door	stain-grade fiberglass door, style per plan. stained or painted per plan.
windows	anderson 100, grid locations per plan, screens supplied but not installed.
hurricane protection	vinyl panel hurricane protection to be provided.
garage door	per plan, wind rated steel door, 7ft tall unless noted otherwise. designed per elevation. liftmaster opener with wifi connectivity.
garage door hardware	n/a
decorative shutters	per plan, brightwater architectural specifications (with hinges & hold backs).
roof - 5v metal	per plan, brightwater architectural specifications.
gutters	per plan, 5" ogee with 4" round downspouts
lawn and irrigation	professionally designed landscaped yard approved by architectural review board per site.
termite monitoring	bait station system installed at perimeter of home including first year of monitoring.
screened in porch	per plan, painted beadboard ceiling.
second floor porches	per plan, pressure treated 5/4 eased edge deck boards.
under porch areas of terrace level enclosed by slats	gravel
patio areas	per plan
fireplace (per plan)	direct vent gas fireplace, stucco chimney and surround, per plan (no mantle or hearth)
driveway	salt void concrete

appliances, electrical, and mechanical systems

appliances

range / oven	thermador 36" pro harmony gas range with six burners model # prg366wh
dishwasher	thermador dishwasher model # dwhd64oefp
vent hood	wcp1366ss best 36" chimney style hood - ss with flue extension.
microwave	thermador 24" drawer model # md24ws
refrigerator	thermador 36" freedom french door with bottom freezer. model# t36ft820ns

electrical systems

home lighting package	lighting allowance: \$5,000. allowance includes all interior and exterior fixtures and bulbs. (exception - 4" led disc fixtures are not counted against allowance).
wired and braced fan locations	primary bedroom, family room, all bedrooms.
disc lighting	4" led disc lights standard 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 iq2 smart home panel to control all connected devices. slim doorbell camera, schlage encode electronic front door dead bolt. hvac thermostats and garage door openers also connect with the system. 14.35"x30" recessed panel. white glove set up with customer after closing.
home automation	



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appliances, electrical, and mechanical systems

mechanical systems

hvac system	18 seer lennox high efficiency air conditioning equipment and heat pump with variable speed blower
water heater	exterior high efficiency rinnai tankless water heater with thermostat and smart-circ recirculation.
electrical	one dedicated 60amp outlet in garage for ev charging. conduit installed from attic to power meter base for future solar installation.

energy efficiency

insulation	open cell spray foam in all walls, floors and attics
light bulbs	led bulbs.

interior flooring and paint

hardwood flooring

hardwood materials	azalea lane windsor park prefinished hardwoods.
hardwood locations	whole home, including all bedrooms and closets (excludes wet areas)

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 and pantry

cabinetry features	eudora painted cabinets with cottage door style with 42" wall cabinets, dovetail cushion close drawers, soft close doors, trash pull-out, crown, and collection a cabinet hardware, base cabinets in pantry per plans.
countertops and sinks	collection b countertops, eased edge / polished finish all locations, undermount stainless steel single bowl or double bowl at kitchen. 1/3 hp insinkerator disposal.
backsplash tile areas	tile included per tile material allowance (defined per plan). \$30/sf
kitchen faucet	delta trinsic one-handle pull-down spray faucet, single-hole mount.

primary bath

cabinetry	eudora painted cabinets with cottage door style with dovetail cushion 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 one 12"x12" niche in shower
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 shower faucet
toilets (all locations)	kohler highline, elongated bowl, dual flush with soft close seat
primary tub faucet (per plan)	delta trinsic faucet with two-handle roman tub faucet, deck mounted.
primary bath tub (per plan)	freestanding 65" tub.
primary shower surround	frameless clear glass shower surround and shower door per plan.
mirror	decorative mirror over each sink. \$250 allowance each.
primary closet	\$3,500 built-in closet allowance.



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cabinetry, counters, plumbing, tile

powder room, per plan

cabinetry	eudora painted cabinets with cottage door style 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.
mirror	decorative mirror \$250 allowance.

secondary baths

cabinetry features	eudora painted cabinets with cottage door style per design and collection a hardware.
countertop and sink	collection a 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 (per plan)	enameled steel alcove tub
mirrors	frameless plate mirror over each vanity.

laundry room

laundry cabinetry features	per plan: eudora painted cabinets with cottage door style per design and collection a hardware
laundry countertop	per plan: collection a 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
laundry sink and faucet	optional (per plan)

interior trim, doors, hardware, fireplace

interior doors	2-panel shaker solid-core painted doors (8' or 6'-8" tall main living floor, 6'-8" tall secondary floor and terrace level or where required for clearance).
door hardware package	collection a schlage hardware.
main floor moldings	door and window casings: 1x4 with 5/4 x 6 header base: 1x10 crown: 5" cove throughout 1st floor (excluding secondary bedrooms and bathrooms, pantry, closets and primary bathroom)
secondary floors moldings	door and window casings: 1x4 with 5/4 x 6 header, base: 1x8
mudroom trim	trim built painted bench per plan.
stairs	stained treads (per plan)
balusters	square wood 5060 1 1/4" - painted.
handrail	wood rail lj smith 684 - painted or stained.
newel posts	wood box newel 4091 - painted or stained.
pantry shelving	trim built and painted trim color.
other shelving	(1) trim built painted shelf with metal hanging rod in all secondary closets and (5) trim built painted shelves in linen closets.
fireplace	family room - 42" direct vent fireplace, caliber model
fireplace surround	collection a fireside painted mantle (roxborough, acadia or kenwood) with a collection a granite or marble surround.



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