



Foundation & Footings:

- Crawl Space, as specified by engineer
- Vapor barrier
- Waterproofing and footing drains

Framing:

- Per Plans
- Boracare termite treatment

Windows & Doors:

- Vinyl w/ low E glass single-hung
- Interior doors – 6 panel colonial hardboard doors w/ Schlage levers
- Exterior doors – Foam-insulated fiberglass w/ Schlage levers and deadbolts

Roofing:

- 30 year architectural shingles

Exterior Finish:

- Stone (50% of front of house) or Brick (75% of front of house) & Vinyl
- Covered front Porch – Decorative concrete
- Aluminum gutters and downspouts

Fireplace:

- Prefab ventless w/ gas logs (Propane gas rough-in)
- Stone surround and raised hearth
- Custom mantle

Insulation:

- R13 walls
- R30 attic
- R19 crawl
- Per code, plus sound insulation for Master suite

Garage:

- Smooth concrete floor
- Painted sheetrock walls and ceiling
- Windows trimmed like interior
- Hot & Cold hose bib
- Steel door w/ automatic openers and remotes

Cabinets/Countertops:

- Custom maple cabinets with raised panel doors in Kitchen and Master Bath
- Granite countertops in Kitchen
- Painted cabinets with cultured marble in laundry and other baths



Stair parts:

- Hardwood treads and painted risers
- Large newel w/ wooden balusters

Interior Trim:

- 7 1/4" baseboard molding throughout
- 3 1/4" chair rail w/ backing in dining room
- 3 1/4" casing around windows and doors w/ window stools
- Wire closet shelving

Paint:

- Interior walls and ceilings – flat latex
- Interior trim – semi gloss latex

Flooring:

- Hardwood through out main level, except Master Bedroom, Master Bath, and Laundry
- Ceramic tile in Laundry and baths
- Carpet in bedrooms and bonus room

Baths:

- Oval garden tub in Master Bath
- Ceramic tile flooring in all baths
- Fiberglass tub/shower units in secondary baths
- Cultured marble vanities in bathrooms with integrated sinks
- Kohler Wellworth toilets throughout
- Kohler Devonshire 24" Pedestal sink in Powder Room
- Delta Lahara faucets throughout

HVAC:

- 2 complete Lennox heating (heat pump) and cooling systems
- Electrical: per code (final layout determined following framing)

Kitchen Appliances:

- \$4500 allowance to cover range, built-in microwave, and dishwasher
- Range will be moved from island to outside wall, in front of window that will be eliminated. Microwave will be installed over the range.

Lighting Fixtures:

- \$1 per square foot allowance

Communications:

- RG6 coax cable to Master Suite, Great Room, Bonus Room, and all other bedrooms
- 2 CAT5 cables that can be used for phone or Ethernet run to Master Suite, Great Room, Bonus Room, and other bedrooms



A/V & Security:

- Security system rough-in
- Audio rough-in.

Driveway/Sidewalk/Entry:

- Poured smooth-finished concrete driveway and walk to front door
- Decorative concrete at front entry

Deck:

- Treated lumber flooring and rail

Landscaping - \$5,500 overall allowance, which must include:

- Finish grading
- Seed
- Front & back foundation planting