

ARTISAN SERIES

FOUNDATION

- Steel reinforced 8' poured concrete foundation with brick pattern
- Steel reinforced 4' poured concrete foundation at garage
- (1) basement windows w/ area wells
- 3" basement concrete floor with control joints
- 4" garage concrete floor with control joints
- 6 mm poly vapor barrier under concrete basement floor
- 1" foam insulation at exterior of basement walls with concrete coating at top 12" of foam
- Form-a-Drain® tile drain system with connection to sump crock
- Engineered LVL (Laminated Veneer Lumber) structural beam with steel columns
- Concrete stoop and sill at front door
- Concrete pumping and conveying

FRAMING

- Volume ceilings in main living area (per plan)
- Anchor strapped 2x6 treated mud sill plate with sill sealer
- Engineered I-joist floor system (16" on center) for extra rigidity
- 3/4" tongue and groove subfloor decking - glued and screwed for better adhesion
- Quality kiln dried SPF dimensional lumber to minimizing warping
- 2x6, (16" on center) exterior frame walls with OSB sheathing
- 2x4, (16" on center) garage frame walls with OSB sheathing
- 2x4, (16" on center) interior frame walls
- Tyvek® exterior home wrap and DuPont weatherization system on all exterior walls and garage includes 10 year product & labor warranty
- Total wall composite R-value = R-21
- Engineered roof truss system with hurricane anchor brackets
- 15/32" OSB roof sheathing with "H" clips for extra rigidity

GARAGE

- 2 or 3 car garage (per plan)
- 1/2 horsepower garage door opener and outlet at 2-car stall with two remotes and keyless entry pad
- CHI Insulated steel overhead door w/ window inserts (per plan)

ROOFING

- Owens Corning® 30-year dimensional roofing over 15 lb. felt paper with ice and water shield in valleys and saddles
- Baked enamel valley flashings and roof flashings
- Continuous roof ridge vents (per plan)

WINDOWS & EXTERIOR DOORS

- Alliance® Windgate series low-maintenance, single-hung vinyl windows with insulated Low-E glass, Argon gas filled and air space grids with two color choices
- Alliance® Windgate series low-maintenance sliding vinyl patio door with insulated Low-E glass and Argon gas filled with two color choices
- Prefinished white 6-panel fiberglass fire door between house & garage
- Insulated fiberglass front entry door with prefinished exterior painting and interior jobsite finish to match millwork (door style per plan)

EXTERIOR STONE OR BRICK

- Thin cut real stone or full brick at front elevation (per plan)

SIDING & TRIM

- Low maintenance vinyl lap siding with 4" reveal (.042 thickness)
- Aluminum soffit and fascia
- Seamless aluminum gutters and downspouts
- MiraTEC® corner boards
- MiraTEC® window trim or vinyl shutters at front elevation (per plan)
- MiraTEC® garage door trim and jamb
- MiraTEC® frieze boards at front elevations (per plan)
- All exterior wood trim will be caulked and receive (2) coats of paint

PLUMBING

- Sealed sump crock with 1/3 horsepower submersible pump
- Rheem® 40 gallon power vented hot water heater
- FlowGuard® CPVC waterlines
- PVC waste pipes, vents and soil stacks
- Standard or deluxe Owners Bath layout (per plan)
- Moen® Chateau single lever kitchen sink faucet in chrome finish
- Moen® Chateau single lever bathroom faucets in chrome finish
- TOTO® Entrada round bowl, comfort height, water saving toilets
- TOTO® self rimming lavatories
- Moen® self rimming double compartment stainless steel kitchen sink
- Maax® fiberglass tub and/or shower modules
- First floor laundry hook-ups with shut-offs
- (2) frost proof hose bibs with shut-offs
- Water line to refrigerator
- Water shut-offs at each plumbing fixture

ELECTRICAL

- 200 AMP/40 circuit service panel with surge protection device
- Kichler® light fixture package in satin nickel or oil rubbed bronze finish
- LED light bulbs in all decorative light fixtures and keyless lamp sockets
- LED recessed lights at kitchen
- LED recessed light over the owner's bathroom shower
- LED recessed light at bedroom hallways
- Pendent lights over the kitchen island (per plan)
- Overhead garage door opener outlet
- Switched keyless lights at basement
- (2) GFI protected exterior weatherproof duplex outlets
- Vinyl light fixture blocks - match siding color
- Hard wired smoke detectors with battery back-up
- Hard wired carbon monoxide detectors with battery back-up
- Front and rear doorbell with chimes
- Ultra quiet 110 CFM exterior vented exhaust fans in full bathrooms
- Ultra quiet 80 CFM exterior vented exhaust fan in powder room
- (2) CATV jacks
- (2) phone jacks
- 220 volt outlet or gas to range space
- 220 volt outlet or gas to dryer space

ARTISAN SERIES

HVAC

- Carrier® 95.5% AFUE high efficient gas furnace
- Carrier® Puron air conditioner – 13 SEER
- Carrier® media air filter for better indoor air quality
- Carrier® programmable digital thermostat
- Exterior vented microwave
- Third-party performed diagnostic multi-point blower door test for energy efficiency and Focus on Energy certified.

INSULATION

- R-21 high density fiberglass BATT insulation with 4 mm poly vapor barrier at all exterior house walls
- 4mm vapor barrier @ exterior walls and ceilings
- Closed cell, spray foam insulation at box sills for less air and insect infiltration
- R-50 loose blown attic fiberglass insulation
- 1" R-5 foundation insulation
- Fully weather stripped front entry door and fire door

DRYWALL

- Choice of knockdown or sand drywall texture on walls and ceiling
- Drywall basement stairwell walls
- Flat finish paint on all walls and ceilings
- Choice of radius or square drywall corners at all outside corners
- Choice of radius or square drywall returned windows and patio doors with wood sill and apron
- Finished plaster board at garage ceiling and firewalls

INTERIOR TRIM & DOORS

- Painted hollow-core Masonite paneled doors with matching trim
- Matching painted 2 1/4" colonial casings
- Matching painted 3 1/4" colonial baseboard
- Prefinished stained wood rail and baluster at the first floor area
- Fully cased closet door opening
- Wood stool and aprons @ windows

HARDWARE

- Schlage® Accent or Latitude passage door levers in satin nickel, antique nickel or oil rubbed bronze with lifetime mechanical and finish warranty
- Schlage® Addison or Camelot handle set with deadbolt in satin nickel, antique nickel or oil rubbed bronze with a lifetime mechanical and finish warranty at front entry door
- Matching satin nickel, antique nickel or oil rubbed bronze door hinges and hardware
- Cabinet door hardware throughout
- Moen flush mount 24" towel bars and toilet paper holders in chrome finish

CLOSET SHELVING

- Ventilating epoxy coated wire shelving with continuous hanging pole

CABINETS & COUNTERTOPS

- Merillat® Spring Valley recessed panel maple cabinets
- Full depth shelving at the kitchen base cabinets (where applicable)
- 36" high staggered upper or 42" upper cabinets (per plan)
- 24" deep refrigerator upper with a minimum of a 37" wide refrigerator opening.
- Lazy Susan cabinet (where applicable)
- Crown moulding at kitchen uppers
- (1) 30" x 30" upper cabinet with hanging pole at laundry
- Top trim in Laundry room upper cabinet
- 36" vanity cabinets at all baths
- Crown moulding to any linen cabinet at a bathroom (where applicable)
- 6-way concealed door hinges on all cabinet door panels
- Tri-cove or single-cove laminate countertops with self-rimming equal double bowl stainless steel sink in kitchen
- Tri-cove or single-cove laminate countertop with self-rimming china bowl at the bathrooms

MIRRORS & SHOWER DOORS

- 36" high mirrors set 4" off vanity top back splash in all bathrooms
- Splendor Premier series framed shower door with chrome finish and clear or obscured glass

FLOOR COVERINGS

- Laminate wood flooring in kitchen, morning room/dining area, entry, powder room and laundry
- Armstrong® no-wax vinyl flooring with 1/4" underlayment in bathrooms
- Stain-resistant plush or berber carpeting
- 6 lb, 1/2" thick rebounded density pad for extra comfort and durability

APPLIANCES

- Built-in stainless steel microwave
- Dishwasher
- 1/2 horsepower continuous feed garbage disposal

CLEANING

- Recycled job site cleaning and debris removal
- Rough cleaning and sweeping of home
- Finish cleaning of home including dusting, vacuuming, floor washing and window cleaning



Builder reserves the right to make product substitutions or changes of equal or better quality without notice or obligation. Buyer upgrades may alter Green Built Certification. | 05.01.19

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