

# PREMIERE SERIES

## FOUNDATION

- Steel-reinforced 8' poured concrete foundation with brick pattern
- Steel-reinforced 4' poured concrete foundation at garage
- 3" basement concrete floor with control joints
- 4" garage concrete floor with control joints
- 6mm poly vapor barrier under concrete basement floor
- Engineered LVL (Laminated Veneer Lumber) structural beam or steel "I" beam with steel columns at basement (per plan)
- Form-A-Drain® tile drain system with connection to sump crock
- (2) Basement windows with area wells
- 1" foam insulation at exterior of basement walls with concrete coating at top 8" of foam
- Concrete stoop and sill at front door
- Concrete pump to assist in placing concrete for better accuracy and versatility

## FRAMING

- Volume ceiling height at first floor (per plan)
- Tray ceilings (per plan)
- Cathedral ceilings (per plan)
- Stepped coffered ceilings (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 which includes a 10-year product and 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

- 3-car side entry garage (per plan)
- 1/2 horsepower MyQ® WiFi garage door opener and outlets at 2-car and 3-car stall with remotes and keyless entry pad
- Garage door outlet at 3rd car stall
- 2-sided steel and insulated overhead door (per plan)
- Overhead door window inserts

## WINDOWS & EXTERIOR DOORS

- 6-panel fiberglass garage service door with light fixture, wall switch and exterior trim (per plan)
- 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 (per plan)
- Alliance® Windgate series low-maintenance sliding vinyl patio door with insulated Low-E glass and Argon gas filled with two color choices
- Insulated fiberglass front entry door with prefinished exterior and interior painting (door style per plan)
- Full light transom - above front entry door and sidelights (per plan)
- Insulated fiberglass fire door with jobsite painting between house and garage

## EXTERIOR STONE OR BRICK

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

## ROOFING

- Owens Corning® 30-year dimensional roofing over synthetic roof underlay with ice and water shield in valleys and saddles
- Baked enamel valley flashings and roof flashings
- Metal box style roof vents or continuous ridge roof vents (per plan)

## SIDING & TRIM

- HardiPlank® ColorPlus® cement board lap siding with caulking
- MiraTEC® corner boards at all elevations
- Aluminum soffit and fascia
- MiraTEC® window trim at all elevations (per plan)
- MiraTEC® garage door trim and jamb
- MiraTEC® Frieze boards
- All exterior wood trim shall be caulked and receive (2) coats of paint
- Wood shutters with painting at front elevation (per plan)
- Seamless aluminum gutters and downspouts

## PLUMBING

- Sealed sump crock with 1/3 horsepower submersible pump
- Rheem® 50 gallon power vented hot water heater
- Uponor PEX-a water supply lines
- PVC waste pipes, vents and soil stacks
- Double lavs at owner's bath
- Double lavs at hall bath (per plan)
- Moen® Sleek single-handle pull down kitchen sink faucet in chrome finish
- Moen® Gibson two-handle centerset bathroom faucets in chrome finish
- TOTO® Drake Transitional elongated, comfort height, water saving toilets with soft closing toilet seats
- Maax® fiberglass tub/shower module at the hall bathroom (per plan)
- Primary Bath with Maax® whirlpool® tub and separate ceramic tile shower (per plan)
- First floor mudroom 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 protector device
- Decora switches/outlets
- Maxim® 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 at primary bath shower
- LED recessed light at primary bath tub (per plan)
- LED recessed light at hall bath tub (per plan)
- (2) LED recessed eyeball lights at fireplace with switch (per plan)
- Switched keyless lights at basement
- Overhead garage door opener outlet
- (2) GFI protected exterior weatherproof duplex outlets
- Hard-wired smoke detectors with battery backup
- Hard-wired carbon monoxide detector with battery backup
- Ring® video doorbell (2nd Gen)
- Standard doorbell with chimes at rear patio door
- Switched duplex floor outlet at gathering room



# PREMIERE SERIES

## ELECTRICAL (ctd)

- Ultraquiet 110 CFM exterior vented exhaust fans in all full bathrooms
- Ultraquiet 80 CFM exterior vented exhaust fan in powder room
- CATV jacks at all bedrooms, gathering room, home office and tech center (per plan)
- Broan 82W humidity sensing wall controls at the full bathrooms
- Phone jacks at all bedrooms, gathering room, home office and tech center (per plan)
- 220 volt outlet or gas to range space
- 220 volt outlet or gas to dryer space
- Wood exterior fixture blocks

## HVAC

- Carrier® 95.5% high efficiency gas furnace
- Carrier® Puron air conditioner - 13 SEER
- Carrier® media air filter for better indoor air quality
- Smart thermostat with WiFi connection
- Exterior vented microwave
- Third-party performed diagnostic multi-point blower door test for energy efficiency

## FIREPLACE

- Direct vent fireplace with blower
- Wood box mantel with mantel height tile and no hearth (per plan)

## INSULATION

- R-21 high density fiberglass BATT insulation with 4mm poly vapor barrier at all exterior house walls
- 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
- Plastered garage ceiling and firewalls
- Choice of radius or square drywall corners at all outside corners

## INTERIOR TRIM & DOORS

- Painted solid-core Masonite® paneled doors with matching trim
- Matching painted 4 1/4" tall colonial baseboard mouldings
- Matching painted 3 1/4" wide colonial casings
- Prefinished wood stained rail and baluster at main staircase with matching wall mount handrail (per plan)
- Wood-cased closet door openings
- Double-door closets (per plan)
- Wood-cased windows and patio door

## MIRRORS & SHOWER DOORS

- 42" high mirrors set on vanity top back splash in all bathrooms
- 3/8" heavy glass shower door (clear glass/brushed nickel trim)

## CLOSET SHELVING

- Custom laminated shelving and hanging pole throughout (per plan)

## HARDWARE

- Schlage® Accent® or Latitude® passage door levers in satin nickel, antique nickel or oil rubbed bronze door finish and lifetime mechanical and finish warranty
- Schlage® Addison® or Camelot® handle set with deadbolt in satin nickel, antique nickel or oil rubbed bronze lifetime mechanical and finish warranty at front entry door
- Matching satin nickel, antique nickel or oil rubbed bronze door hinges and hardware
- Schlage Encode Deadbolt Smart Lock/WiFi Touch screen in satin nickel, antique nickel or oil rubbed bronze finish at the front entry door
- Cabinet door hardware throughout
- Moen flush mount 24" towel bars and toilet paper holders in brushed nickel finish

## CABINETS & COUNTERTOPS

- KDC full overlay recessed panel maple cabinets
- 35" vanity cabinets at all baths
- 30", 36", or 42" upper cabinets at kitchen (per plan)
- 6-way concealed, soft-close door hinges on all cabinet door panels
- Crown moulding at kitchen uppers and mudroom cabinets
- Decorative cabinet face end panels at exposed ends of kitchen cabinets (per plan)
- Deluxe drawer construction with dove tail drawers, soft action closers on drawers and full extension drawers
- Mudroom cabinets (per plan)
- Corner revolving base cabinet at kitchen (per plan)
- Glass mullion upper cabinets (per plan)
- Granite countertops (level #1) with stainless steel under mount sink at kitchen
- Granite countertops (level #1) with undermounted sinks at all bathrooms

## FLOOR COVERINGS

- Luxury Vinyl Plank (LVP) (level #2) flooring at the gathering room, kitchen, morning room/ dining area, entry, powder room, and mudroom
- Ceramic tile flooring (level #1) at Hall Bath
- Ceramic tile flooring (level #1) at Primary Bath
- Ceramic tile Primary Bath shower walls and floor with 2-tier recessed soap niche
- Stain-resistant plush or berber carpeting (level #1)
- 8 lb, 1/2" thick rebounded density pad for extra comfort and durability

## APPLIANCES

- Built-in stainless steel microwave (per plan)
- Bosch Ascenta® Dishwasher stainless steel with stainless steel tall tub with polypropylene bottom
- 1/2 horsepower continuous feed garbage disposal

## CLEANING

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



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