INNOVATOR SERIES

FOUNDATION

- Steel-reinforced 8′ poured concrete foundation with brick pattern
- Steel-reinforced 4′ poured concrete foundation at garage
- (1) Basement window with area well
- 3″ basement concrete floor with saw cut control joints
- 4″ garage concrete floor with saw cut control joints
- 6mm poly vapor barrier under concrete basement floor
- 1″ foam insulation at exterior of basement walls with durable spray 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 pump to assist in placing concrete for better accuracy and versatility

FRAMING

- Anchor-strapped 2x6 treated mudsill plate with sill sealer
- Engineered I-joist floor system (spaced 16″ on center) for extra rigidity
- 3/4″ tongue and groove subfloor decking that is glued and screwed for better adhesion
- Quality kiln-dried SPF dimensional lumber to minimize warping
- 2x6 exterior frame walls spaced 16″ on center with OSB sheathing
- 2x4 garage frame walls spaced 16″ on center with OSB sheathing
- 2x4 interior frame walls spaced 16″ on center
- 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-23
- Engineered roof truss system with hurricane anchor brackets
- 15/32″ OSB roof sheathing with “H” clips for extra rigidity

GARAGE

- 2-car garage (per plan)
- 1/2 horsepower MyQ® WiFi garage door opener and outlets at 2-car and 3-car stalls with remotes and keyless entry pad
- Insulated steel overhead door(s) with window inserts (per plan)

ROOFING

- Owens Corning® 30-year dimensional roofing over synthetic roof underlay with ice and water shield in valleys and saddles areas
- Painted metal valley flashings and roof flashings
- Continuous roof ridge vent

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 2 color choices
- Alliance® Windgate series low-maintenance sliding vinyl patio door with insulated Low-E glass and Argon® gas-filled with 2 color choices
- Insulated fiberglass front entry door with prefinished exterior and interior painting (door style per plan)
- Insulated fiberglass fire door with jobsite painting between house and garage

EXTERIOR STONE

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

SIDING & TRIM

- Low-maintenance CertainTeed® vinyl lap siding with 4” reveal (.042 thickness)
- Aluminum soffit and fascia
- Seamless aluminum gutters and downspouts
- Vinyl corner boards at all elevations
- MiraTEC® window trim at front elevation
- MiraTEC® overhead garage door trim and jamb
- MiraTEC® frieze boards at front elevation
- Vinyl shutters (per plan)
- Vinyl exterior light fixture blocks to match siding color
- All exterior wood trim will be caulked and receive (2) coats of jobsite paint

PLUMBING

- Sealed sump crock with 1/3 horsepower submersible pump
- Rheem® 40-gallon natural gas power vented hot water heater
- Uponor PEX-a water supply lines
- PVC waste pipes, vents, and soil stacks
- Moen® Sleek single-handle, pulldown kitchen sink faucet in chrome finish
- Moen® Gibson two-handle, centerset bathroom faucets in chrome finish
- TOTO® Entrada elongated bowl, comfort height water-saving toilets
- Mansfield® self-rimming Vitreous China Bowl Lavatories
- Self-rimming, double-compartment stainless steel kitchen sink
- Maax® fiberglass bathtub module at hall bathroom and shower module at Primary Bathroom
- First-floor mudroom washer connection 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
- Maxim® light fixture package with choice of finish
- Pendant lights over the kitchen island
- LED disc down lights at kitchen
- Ceiling-mounted light fixture in a fan rated electrical box in each bedroom with (1) switch
- LED light bulbs in all decorative light fixtures and keyless lamp sockets
- LED disc light over the Primary Bathroom shower
- LED disc light at bedroom hallways (per plan)
- Overhead garage door opener outlet
- Switched keyless lights at basement
- (2) GFI protected exterior weatherproof duplex outlets
- Hardwired smoke detectors with battery backup
- Hardwired carbon monoxide detectors with battery backup
- Front and rear doorbell with chimes
- Ultra quiet 110 CFM exterior vented exhaust fans in all full bathrooms
- Ultra quiet 80 CFM exterior vented exhaust fans in powder room
- (2) RG6 Quad Shield CATV jacks (per plan)
- (1) CAT5E Phone jack — phone interface not included (per plan)
- 220 volt outlet or gas to range space
- 220 volt outlet or gas to dryer space

INNOVATOR SERIES

HVAC

- Carrier® 95.5% AFUE high efficient gas furnace with variable speed blower motor
- Carrier® Puron™ air conditioner — 14 SEER
- 4" media air filter for better indoor air quality
- Ecobee® smart thermostat with WiFi connection
- Exterior venting of microwave or range hood (per plan)
- Third-party performed diagnostic multi-point blower door test for improved energy efficiency and Focus on Energy® certified

INSULATION

- R-21 high density fiberglass BATT insulation with 4mm poly vapor barrier at all exterior house walls
- Closed cell, spray foam insulation at basement 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
- Drywalled basement stairwell walls
- Sherwin-Williams® Builder Solution® flat finish latex paint on all walls and ceilings
- Choice of radius or square drywall corners at all outside corners
- Choice of radius or square drywall at returned windows and patio doors with wood sill and apron
- Drywall and fire taped at garage ceiling and firewalls

INTERIOR TRIM & DOORS

- Painted hollow-core raised panel doors with matching trim
- Painted 2-1/4" casings in colonial profile
- Painted 3-1/4" baseboard mouldings in colonial profile
- Half-walls with wood caps at main staircase (per plan)
- Painted wood cased closet door opening
- Painted wood stool and aprons at windows

HARDWARE

- Schlage® Accent or Latitude interior door levers with a lifetime mechanical and finish warranty
- Schlage® Accent or Latitude front entry door lever featuring deadbolt with a lifetime mechanical and finish warranty in four color choices
- Matching 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
- Ventilating epoxy-coated wire shelf with continuous hanging pole above washer and dryer space at the laundry room

CABINETS & COUNTERTOPS

- Merillat® Spring Valley recessed panel maple cabinets
- 6-way concealed, soft-close door hinges on all cabinet door panels
- Drawer construction with dovetail drawers, soft action closers on drawers, and full extension drawers
- 12" deep upper wall cabinets
- Full depth shelf/shelves at the kitchen base and upper cabinets (where applicable)
- Corner revolving-base cabinet at kitchen (per plan)
- Base cabinet roll out wastebasket with (2) bins
- 34.5" vanity cabinets at all baths
- 2-1/4" crown moulding with wide scribe at kitchen upper cabinets
- Tri-cove or single-cove laminate countertops at kitchen
- Tri-cove or single-cove laminate countertops at the bathrooms

MIRRORS & SHOWER DOORS

- 42" high mirrors set on backsplash in all bathrooms
- Splendor Premier Series framed shower door with chrome finish and clear or obscured glass

FLOOR COVERINGS

- Luxury Vinyl Plank (LVP) flooring at kitchen, morning room/dining area, gathering room, entry, powder room, hall bathroom, primary bathroom, and mudroom
- Stain-resistant plush or berber carpeting
- 8 lb., 1/2" thick rebounded density pad for extra comfort and durability

APPLIANCES

- Built-in stainless steel microwave
- 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

BIELINSKI HOMES

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. | 07.2023

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