

PREMIERE SERIES

FOUNDATION

- Steel-reinforced 8' poured concrete foundation with brick pattern
- Steel-reinforced 4' poured concrete foundation at garage
- (2) Basement windows with area wells
- 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 or steel "I" beam with steel columns at basement (per plan)
- Concrete stoop and sill at front door
- Concrete pump to assist in placing concrete for better accuracy and versatility

FRAMING

- Vaulted ceilings (per plan)
- Coffered ceilings (per plan)
- 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

- 3-car 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
- 2-sided steel and insulated overhead door with window inserts (per plan)
- Garage door outlet at 3rd car stall

ROOFING

- Dimensional asphalt roofing shingles w/limited lifetime warranty over synthetic roof underlay with ice and water shield in valleys and saddles areas
- Painted metal valley flashings and roof flashings
- Continuous ridge roof vent

WINDOWS & EXTERIOR DOORS

- Alliance® Windgate series low-maintenance, single-hung, or casement 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)
- Insulated fiberglass fire door with jobsite painting between house and garage

EXTERIOR STONE

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

SIDING & TRIM

- HardiPlank® ColorPlus® cement board lap siding with caulking
- Aluminum soffit and fascia
- Seamless aluminum gutters and downspouts
- MiraTEC® corner boards at all elevations
- MiraTEC® window trim at all elevations (per plan)
- MiraTEC® overhead garage door trim and jamb
- MiraTEC® Frieze boards
- Wood shutters with painting at front elevation (per plan)
- MiraTEC® exterior fixture blocks
- 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® 50-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, 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 ceramic tile shower walls and floor with 12x18 recessed soap niche and Maax® whirlpool® (per plan)
- 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
- Double lavs at primary bathroom
- Double lavs at hall bathroom (per plan)
- Equal double bowl stainless steel undermount sink at kitchen
- Undermounted sinks at bathrooms

ELECTRICAL

- 200 AMP/40 circuit service panel with surge protector device
- Maxim® light fixture package with choice of finish
- LED recessed lights at kitchen
- Ceiling-mounted light fixture in a fan rated electrical box in each bedroom with (1) switch
- Ceiling fan rated electrical box with blank cover in Gathering Room with (1) switch
- LED light bulbs in all decorative light fixtures and keyless lamp sockets
- LED recessed light over primary bathroom shower
- LED recessed light over primary bathtub (per plan)
- LED recessed light over hall bath tub (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 detector with battery backup
- Ring® video doorbell (2nd Gen)
- Standard doorbell with chimes at rear patio door
- Ultraquiet 110 CFM exterior vented exhaust fans in all full bathrooms
- Ultraquiet 80 CFM exterior vented exhaust fan in powder room



PREMIERE SERIES

ELECTRICAL (ctd)

- Broan 82W humidity sensing wall controls at the full bathrooms
- CAT5E Phone jacks at all bedrooms, kitchen, home office, and workstation. Phone interface not included (per plan)
- RG6 Quad Shield CATV jacks at all bedrooms, gathering room, home office, and workstation (per plan)
- 220 volt outlet or gas to range space
- 220 volt outlet or gas to dryer space
- Switched duplex floor outlet at gathering room
- (2) LED recessed eyeball lights at fireplace with switch (per plan)
- Decora switches/outlets

HVAC

- Carrier® 97% AFUE high efficiency gas single stage furnace with multi 18-Speed ECM motor
- Carrier® Puron™ air conditioner — 14 SEER
- 4" media air filter for better indoor air quality
- Ecobee® smart thermostat with WiFi connection
- Exterior vented microwave or range hood (per plan)
- Third-party performed diagnostic multi-point blower door test for improved energy efficiency and Focus on Energy® certified

FIREPLACE

- Heatilator® gas direct vent fireplace with fan kit
- Ceramic tile facing to wood box mantel height 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 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
- Drywall basement stairwell walls
- Sherwin-Williams® Promar® 400 Zero VOC flat finish latex paint on all walls and ceilings
- Choice of radius or square drywall corners at all outside corners
- Finished plasterboard at garage ceiling and firewall

INTERIOR TRIM & DOORS

- Painted solid-core flat panel doors with matching trim
- Painted 4 1/4" baseboard mouldings in colonial profile
- Painted 3 1/4" casings in colonial profile
- Prefinished stained wood rail and baluster at main staircase with matching wall mount handrail (per plan)
- Painted wood cased closet door opening
- Double-door closets (per plan)
- Wood-cased windows and patio door

CLOSET SHELVING

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

HARDWARE

- Schlage® Accent or Latitude passage door levers in four color choices with a lifetime mechanical and finish warranty
- Schlage® Century or Camelot front entry door handle set with Encode™ Deadbolt Smart Lock/WiFi Touchscreen in four color choices with a lifetime mechanical and finish warranty
- Matching door hinges and hardware
- Cabinet door hardware throughout
- Moen flush mount 24" towel bars, towel rings, and toilet paper holders in chrome finish

CABINETS & COUNTERTOPS

- KDC full overlay maple cabinets in three door styles and three stain color choices
- 6-way concealed, soft-close door hinges on all cabinet door panels
- 15" deep upper wall cabinets
- Adjustable full-depth shelf/shelves at the kitchen base and upper cabinets (where applicable)
- Corner revolving base cabinet at kitchen (per plan)
- Base cabinet rollout wastebasket with (2) bins
- (2) Upper cabinets above washer and dryer space at the mudroom
- 34.5" vanity cabinets at all baths
- Crown moulding at kitchen uppers, mudroom, and bathroom linen cabinets
- 51" upper cabinets at kitchen (per plan)
- Decorative cabinet face end panels at exposed ends of kitchen cabinets (per plan)
- Drawer construction with dovetail drawers, soft action closers on drawers and full extension drawers
- Granite or quartz countertops (level #1) at kitchen
- Granite or quartz countertops (level #1) at all bathrooms

MIRRORS & SHOWER DOORS

- 42" high mirrors set on vanity top backsplash in all bathrooms
- 3/8" heavy glass shower door (clear glass/chrome trim)

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 and 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 or range hood (per plan)
- Bosch 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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HOMES

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