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|  | **GENERAL CONSTRUCTION** |
| Insulation- Ceiling, Walls, Floor. | Standard: R 21-11-11- Note: Adding or enlarging a window may require adding insulation in some floor plans. |
| Window Type | Low-E Vinyl Windows with Argon Gas. |
| Floor Joists | 2 x 6 16” O.C. |
| Floor decking | 4’ x 8’ x 19/32” tongue and groove OSB |
| Exterior Siding Type | Vertical Fiber Cement |
| Exterior Window Trim | “Faux Shutter” Painted FDS. 4” trim all others. |
| Dormers and Exterior Trim | Dormer is standard- see print for size and location. |
| Sidewalls | 2 X 4 at 16" OC / 96” Height- Flat Ceiling.  Except: 37704S has 102” Height- Flat Ceiling |
| Shingles | Architectural with Limited Lifetime warranty |
| STD Roof Load | 20 Pound w/Trusses 24" OC. |
| Exterior Entry Doors | Front-36" Inswing with deadbolt knocker and peephole, Rear 32” Inswing with deadbolt. |
| Eaves and Overhang | 6” Sidewalls and End walls. Screen vented. |
| Roof Pitch | 3/12 |
|  | **FLOOR COVERINGS** |
| Carpet and Carpet Pad | Beige 10.5 oz Carpet & 3/8" Rebond carpet pad in living room, family room, study and bedrooms. Hall and closets vary per print. |
| Linoleum | Kitchen, baths, main entry, and utility. Dining room is lino in some plans and carpet in others. Hall and closets vary per print. |
|  | **INTERIOR** |
| Windowsills and Trim | White finished sills (not T/T) w/lip molding |
| Ceiling Sheetrock | 1/2" High Density |
| Closet Shelves | Wire shelves location per print. |
| Tape and Texture Interior Wall Finish | Standard throughout except closets and pantries (all) to be molded, painted drywall not textured. |
| Interior Wall Paint | Creamy |
| Ceiling Paint | Matches primary wall paint |
| Tray Ceiling | Optional |
| Base Molding | 1.5” Flat white batt in lino areas. Optional all Other Areas |
| Doors | White Raised Panel (may be 2 or 6 panel). |
| Door Trim | 1-1/2" Waterfall |
| Door Stops | None |
| Door Handles | Round brush nickel |
| Wardrobe Doors | White Raised Panel (may be 2 or 6 panel). |
|  | **LIGHTING/ELECTRICAL** |
| Bedroom Lighting | Switched Recept- LED can light optional |
| Dining Room Lighting | Recessed LED can light(s) per print. |
| Kitchen Lighting | Recessed LED can lights per print. |
| Exterior Lights | Front white. Back door white. |
| Bathroom Lighting | Master bath LED recessed can lights quantity per print. Guest bath: LED recessed can light. Cosmetic light optional in both baths. |
| Wire and Brace For Ceiling Fan(s) | Optional |
| TV/Phone Boxes- Rough in With Raceways- Not Wired. | Optional |
| USB charging station | Optional |
| Electrical Service Main Panel | 200 AMP |
|  | **CABINETS** |
| Cabinet Type | Knotty Alder raised panel doors. |
| Kitchen Overhead Cabinets | 30” Tall with 1 adjustable shelf. |
| Cabinet Hardware | Brushed nickel knobs on doors. Brushed nickel clamshell on drawers. |
| Range Hood Cabinet | Shelf Only. |
| Refer Overhead | Shelf std. Cabinet optional |
| Washer/Dryer Overhead | Optional |
| Kitchen Drawers | Drawers over doors- no drawer bank. |
| Cabinet Crown Molding | Std |
| Bathroom Drawer Bank | Optional. Not all baths will have room for drawers. |
| Backsplash-Kitchen/ Bath | 4” Laminate |
| Bar Back Finish. | Matches cabinet |
| Countertop Self Edge | Laminate. |
| Bathroom Lavy Cabinet | Full door- no cubbies |
|  | **PLUMBING/HVAC** |
| Master Bathtub/Shower | 60” Acrylic tub with 3-piece Surround and shower head. |
| Guest Bathtub/Shower | 60” Acrylic tub with 3-piece Surround and shower head. |
| Bath Sinks | Acrylic |
| Bath Sink Faucets & Tub/Shower Faucets | Dual Handle Chrome on Sinks, Brushed Nickel Single Handle on Tub/Showers |
| Bathroom Mirrors | 24” x 42” both baths |
| Towel Bar/Tissue Holders | Optional |
| Kitchen Sink | 6" deep stainless steel |
| Kitchen Faucet | Dual Handle chrome |
| Plumb for Washing Machine | Std |
| Wire for Clothes Dryer | Std |
| Shut Off Valves | Optional |
| Exterior Water Faucet | Optional |
| Heating System | Electric forced air furnace and ducts |
| Water Heater | 30-Gallon Electric Standard, 50-Gallon Optional |
|  | **WINDOW TREATMENTS** |
| Cornices | Std- “Eagle” Style on living room, dining room and family room window. |
| Mini Blinds | Optional |
| Sliding Glass Door | No Covering Std- PVC Vertical Blind w/PVC Cornice If Mini Blinds Ordered |
|  | **APPLIANCES** |
| Color | Black |
| Refrigerator | 18 Cubic Foot Frost Free |
| Range | 30" Electric range with window and clock |
| Dishwasher | Optional |
| Microwave | Optional |
| Range Hood | 30" Black |