



Foundation

- Concrete Foundation – Walkout Basement (Lot Specific)
- Waterproofing Below Grade
- Perimeter Drain
- Under-Slab Piping for Radon – Vented Through Roof (No Mitigation Included)

Frame, Siding and Roof

- 2x6 Framing
- ¾” OSB Sub Floor
- 30-year Architectural Asphalt Roof Shingles
- Low Maintenance Board & Batten and Clapboard Vinyl Siding
- Tyvek or Equivalent House Wrap

Exterior Doors and Windows

- Craftsman, Fiberglass, Painted Front Door w/ Clear Glass
- Double Hung Insulated Low E-Vinyl Windows. Tilt Out w/ Integral Grills, Screens Provided
- Insulated Low E-Vinyl Slider with Screen Provided
- Carriage Style Insulated Garage Door(s) w/ Decorative Trim, Includes Door Opener(s)
- Aluminum Gutters and Downspouts

Plumbing & Heating

- Kohler® / Sterling® Fixtures
- Fiberglass Tubs and Showers
- Single Stainless Under-Mount Kitchen Sink
- Round Toilets
- Forced Hot Air Heat; 1 or 2 Zone – Plan Specific
- Central Air Conditioning; 1 or 2 Zone – Plan Specific
- Energy-Efficient Electric Hot Water Heater

Electrical & Lighting

- Electrical Service – 200 Amp
- Switches, Receptacles and Lighting per Electrical Code
- Exterior Lighting at Garage, Patio, or Deck
- Exterior Recess Lighting at Front Entrance
- 3 Standard Cable/Data Outlets (Locations Pre-Determined per Plan)

Insulation

- High performance, Energy Efficient Insulation Package, per Energy Code

Interior Finish

- Walls – Blue Board with Smooth Skim Coat Plaster
- Ceilings / Closets – White Plaster Textured Finish
- Window Door Trim – 3.5” Colonial Casing
- Baseboard – 5.25” Speed Base Molding
- Closet Shelving – White Vinyl Coated Wire Shelving
- Doors – 2 Panel *Masonite*® or equal
- Interior Door Hardware – Brushed Nickel
- Garage – 5/8” Blue Board w/ White Plaster Textured Finish, Electric Opener(s) w/ 2 Remotes & 1 Keypad

Painting

- Interior Walls – *Sherman Williams*® – 2 Coats – Choice of 1 of 3 Builder Colors
- Interior Trim – Semi Gloss White

Cabinetry

- Soft Close Drawers and Doors
- Integrated Double Waste Basket Cabinet
- Granite Countertop in Kitchen
- Dual Vanity in Master Bath – Granite Countertop
- Single Vanity in Guest Bath – Granite Countertop

Flooring

- Hardwood Floors in Kitchen, Foyer, Dining*, Powder Room* (*Plan Specific)
- Tile Laundry Room, Guest & Master Bathroom
- Carpet w/ 6lb Pad – Balance of Home

Appliances

- *Samsung*® Stainless Steel Electric Range, Microwave, & Dishwasher
- Washer/Dryer Hookup – Electric

Exterior

- Asphalt Driveway
- Concrete Walkway to Entrance
- Pressure-Treated Decks w/ Stairs or Concrete Patio (Lot Specific)
- Landscape Package: Includes Builder Selected Shrubs and Bushes

Utilities

- Underground Utilities (Electric, Phone, Internet, TV)
- Town Sewer
- Town Water
- Comcast or Comparable High-Speed Internet

Materials and products are subject to availability. Seller reserves the right to substitute products equal to or greater than those listed at its sole discretion. – Updated 9.6.2022