

## UTILITIES

**Water:** Center Grove  
**Sewer:** Adenus System  
**Gas:** Elk River Gas  
**Electric:** Duck River Electric Co-Op

## CONCRETE/FOUNDATION

**Foundation type:** Vented crawl or Basement (lot dependent)  
**Front Porch Floor:** Deck (pressure treated)  
**Rear Covered Porch:** Deck (pressure treated)  
**Rear Patio Finish:** Plan specific (broom finish)  
**Driveway:** Light Pebble Wash Aggregate 70% chip, 30% pea gravel  
**Lead Walk:** Light Pebble Wash Aggregate 70% chip, 30% pea gravel  
**Front Steps:** Pressure treated wood  
**Rear Steps:** Pressure treated wood

## FRAMING

**Floor system:** I-joist  
**Roof system:** Trusses  
**Wall system (interior and exterior):** Panels (ext. walls come with osb only installed)  
**1st Floor Ceiling Height:** 9'  
**2nd Floor Ceiling Height:** 8'  
**Subfloor:** LP 350 Orange  
**Sand and Screw:** Yes

## ROOFING

**Roof Shingle:** 30 Year Architectural (IKO)  
**Decking:** 7/16 LP Tech Shield  
**Felt:** 15#  
**Venting:** Ridge  
**Metal:** Per Plan  
**Valley:** Ice&water  
**Drip edge:** No

## DOORS AND WINDOWS

**Window Series:** MI Brand Vinyl  
**Grids:** GBG (front only)  
**Front Door Material:** Fiberglass  
**Front Door Glass:** Per Plan  
**Front Door Jamb:** Paint grade  
**Rear Door Material:** Steel  
**Rear Door Glass:** Full 1 lite  
**Garage Door:** Entry exterior steel double door (plan specific)  
**Garage Door Glass:** No  
**Garage Door Opener:** No  
**Garage Door Insulation:** No  
**Garage Door Hardware:** Entry knob and deadbolt (plan specific)  
**Garage Door Jamb:** Paint grade (plan specific)  
**Interior Door Style:** Two panel roman smooth  
**Hinge Color:** BN  
**Interior Handle Style:** Delaney Fairfield (round)  
**Interior Handle Color:** BN  
**Entry Handle Style:** Delaney Chatham Handleset  
**Entry Handle Color:** BN

## EXTERIOR

**Front Columns:** 6x6 Pressure treated (semi solid stain)  
**Deck Post Brackets:** 6x6 PT with straight cuts (no radius)  
**Front Rails (if needed):** Pressure treated wood (semi solid stain)  
**Front Deck Flooring/Decking:** Pressure treated wood (semi solid stain)  
**Front Deck Ceiling:** Woodtone pre-finished tongue and groove  
**Front Deck Ceiling Trim:** 3 5/8" PVC crown  
**Rear Columns:** 6x6 Pressure treated (raw)  
**Rear Rails (if needed):** Pressure treated wood (raw)  
**Rear DECK Flooring/Decking:** Pressure treated wood (raw)  
**Rear DECK Ceiling:** Woodtone pre-finished tongue and groove  
**Rear DECK Ceiling Trim:** 3 5/8" PVC crown  
**Rear Deck Size:** Plan specific  
**Brick:** No  
**Siding:** Per selection  
**Cornice:** Vinyl  
**Gutters:** 5"  
**Downspouts:** 3x4  
**Shutters (Louver Or Raised Panel):** Plan specific (Fypon/PVC)  
**Shutters (Trim Built):** Plan specific (Built Smart Trim or cedar)

## MECHANICAL

**HVAC system:** 14 Seer 80/20  
**1st Fl Heat Fuel:** Gas  
**2nd Fl Heat Fuel:** Electric  
**Thermostat:** Programmable  
**Fireplace box:** 36" ventless on rear deck only  
**Fireplace logs:** Gas  
**Fireplace mantel:** No  
**Fireplace hearth:** No  
**Fireplace surround:** No

## ELECTRICAL

**Under Cabinet Lights:** No  
**Waterproof Outlets:** 3  
**Eave Lights:** Tow  
**Prewire Surround:** Option only  
**Conduit over Fireplace:** One flat panel rough included, HO to choose location  
**Light Fixtures:** From selections  
**Pendants:** Two  
**Fan Prewires:** Bedrooms and living areas

## PLUMBING

**Kitchen Sink:** SS undermount (100-PL-768)  
**Basket Strainers:** Chrome  
**Kitchen Faucet:** D-4353SN one hole in BN  
**Disposal:** Badger 1  
**Disposal switch:** Under sink  
**Master Tub:** None  
**Master Tub Filler:** None  
**Master Faucets:** Woodhurst BN  
**Master hole drilling:** 8"  
**Master Shower Insert:** Fiberglass  
**Master Shower Valve:** Woodhurst BN

**Powder or 1st FL bath Faucet:** Woodhurst BN

**Powder:** 8"

**1st FL bath Tub/Shower Valve:** Woodhurst BN

**2nd Bath Tub:** Fiberglass

**2nd Bath Tub Filler:** Woodhurst Chrome

**2nd Bath Faucets:** Woodhurst Chrome

**2nd Baths hole drilling:** 4"

**Water Heater:** 50 Electric

**Toilet:** Elongated

**Hose Bibbs:** 2

**Pot Filler:** No

## INTERIOR

**Drywall Corners:** Square

**1st Floor Base:** 620MDF 4-1/4"

**1st Floor Casing:** 356-2 1/2"

**2nd Floor Base:** 620MDF 4-1/4"

**2nd Floor Casing:** 356-2 1/2"

**1st Floor Window Casing:** None - window stool and apron only

**2nd Floor Window Casing:** None - window stool and apron only

**1st FL Crown Profile:** None

**1st FL Crown Locations:** None

**2nd FL Crown Profile:** None

**2nd FL Crown Locations:** None

**Wainscot Style:** None

**Wainscot Locations:** None

**Beams:** None

**1st FL Shelving:** Wire

**2nd FL Shelving:** Wire

**Built-in:** No

**Mudroom Locker:** Plan Specific

**HW Stair Treads and Risers:** Carpet

**Newel Post Style:** 4040-Oak 4 1/4"

**Newel Post Paint or Stain:** Stain

**Spindle Style:** 5015

**Spindle Paint or Stain:** Paint

**Handrail Style:** 6010

**Handrail Paint or Stain:** Stain

## APPLIANCES

**SLIDE IN RANGE Fuel:** Electric

**SLIDE IN RANGE Model:** 30" GE Electric (Model # JS660SLSS)

**Dishwasher:** 24" GE (Model # GDT535PSJSS)

**Microwave:** GE Stainless Micro Hood (Model # JVM6172SKSS)

## CABINETS

**Kitchen Cabinet Level:** Princeville

**Kitchen Cabinet Design:** Staggered

**Kitchen Upper Size:** 36/42

**Kitchen Hood:** Micro hood

**Kitchen Cabinet Crown:** Yes

**Kitchen Cabinet Light Rail:** No

**Master Cabinet Level:** Princeville

**2nd Baths Cabinet Level:** Princeville

**Powder Bath Cabinet Level:** Pedestal sink

**Laundry Cabinet Level:** None

## TOPS

**Kitchen Top Level:** Level 1

**Kitchen Backsplash Type:** Tile

**Kitchen Backsplash Level:** Level 1

**Master Top Level:** Level 1

**2nd Baths Top Level:** Level 1

**Laundry Top Level:** None

## FLOORING

**Hardwood Level:** Level 1

**Hardwood Locations:** 1st floor common areas

**Master Floor Tile Level:** Level 1

**2nd Baths Floor Level:** Level 1

**2nd Baths Tub Wall Level:** Fiberglass

**Laundry Floor Tile Level:** Level 1

**1st Floor Carpet Level:** Level 1

**2nd Floor Carpet Level:** Level 1

**Carpet Pad:** 6 lbs rebond

## AFTER PAINT

**Master Shower Enclosure Style:** Semi-frameless - 72" glass

**Master Shower Enclosure Color:** BN

**Bath Hardware Style:** Delaney 500 Series

**Bath Hardware Color:** BN 1st Floor and CP 2nd Floor

**Master Mirror Style:** Plate

**Master Mirror Height:** 42"

**2nd Baths Mirror Style:** Plate

**2nd Baths Mirror Height:** 42"

**Powder Mirror Style:** Rectangle (framed and hung)

## PAINT

**Number of wall colors:** One

**Ceiling Different from Wall:** Yes

**Trim Paint:** Semi-gloss (from selections)

**Accent Room/Wall:** No

**Wall/Ceiling Paint:** Flat

**Exterior Paint:** Satin (where applicable)

**Poly:** Satin

**Bathroom Paint:** Flat

**Painted Garage:** Flat

## EXTERIOR FINISH

**Sod:** Yes - Bermuda to front corners (Fescue seed sides/back)

**Seed:** Fescue blend - sides and rear

**Irrigation:** None

**Mulch Beds:** Pinestraw