

TO: All Staff
FROM: Mario Durand
DATE: 03.23.21
RE: Enclave at Dobbin



Interior

Entry Door: Sante Fe fiberglass arched entry door with peep hole
Windows: Vinyl double pane insulated Low "E" Glass
Air Conditioning: Refrigeration Unit (s): 16 SEER with programmable thermostat
Plumbing Fixture: Delta double handle chrome plumbing fixtures, 40 gallon gas water heater with PEX Plumbing system
Insulation: R-13 Walls, R-30 Flat Ceilings, R-22 Slope Ceilings
Ceilings: Volume Ceilings to 9' and 10' per plan
Interior Walls & Ceilings: Textured with rounded sheetrock corners in main living areas
Interior Walls/Ceiling Paint: Sherwin Williams Flat Paint: (Colors provided from Builder Selection)
Interior Door Style: Raised two panel Sante Fe Doors
Trim Package: 3-1/4" MDF for Base Molding and 2-1/4" MDF Casing for Doors and Windows
Trim Paint: Water Base Gloss (Colors provided by Builder Selection)
Cabinets: 36" - 42" Poplar Flat Panel Designer Staggered Cabinets with Glass Doors, Hardware and Crown Trim
Kitchen Backsplash: Ceramic Tile Kitchen Backsplash per Builder's selection
Master Bath: Bath Shower and Tub Walls to be Ceramic Tile 16"x 24" (or similar) with Brick Pattern Style installation, 1/4" grout lines. Elongated toilets in Master Baths
Hall Bath: Tub Walls with 16"x 24" Ceramic Tile (or similar) shower surround
Kitchen Counter Tops: Granite Top from Builder's Selection with Ceramic Tile Kitchen Backsplash
Master Bath Sinks: Cultured Marble countertops with integral bowls
Hall Bath Sinks: Cultured Marble countertops with integral bowls
Kitchen Sink: 8" Stainless Steel drop-in double bowl sink with vegetable sprayer Kitchen faucet and garbage disposal
Ceramic Tile: Ceramic Tile in Kitchen, Breakfast Area, Utility Room, and Bathroom floors.
Ceramic Tile in all second floor Bathrooms
Carpet: Shaw Vintage Style, Graceful Finesse or Similar, with 3/8" padding in Bedrooms and Bedroom Closets on the first floor. Staircase and 2nd floor to be fully carpeted except wet areas.
Staircase: Oak railing with wrought iron balusters at 1st floor and Southwest Rail with wrought iron balusters at 2nd floor
Light Fixture: Brushed Nickel Finish; Master Bedroom and Family Room to include Ceiling Fan with Light
Additional Bedrooms wired and blocked for ceiling fans
Bath Accessories: Chrome Toilet Paper Holder **ONLY**
Lockset Package: Schlage Brushed Nickel **Knobs**, Entry Door-Handle Set
Faux wood blinds: All Major Windows
Appliances: Stainless Steel Kitchen Appliance Package with Microwave/Hood, Gas Range, and Dishwasher
Low Voltage: Fully functional alarm system with keypad. Home to receive 3 phone jacks and 3 cable tv jacks.

Exterior

Roof-Pitched Shingle: Architectural Shingles with Limited Lifetime Warranty - Shingle color to be Weathered Wood
Tech Shield - radiant barrier roof decking
Brick Veneer: Brick and stone veneer on front elevation
Siding: James Hardie Cemplank masonry siding
Sheathing: 1" and 1/2" continuous Powerfoam Sheathing
Garage Door: 16'x7' metal door with garage door opener; fully finished garage walls
Landscape: Fully sodded front and rear yard
Designer Landscape Package - one tree with five 5 gallon shrubs and five 1 gallon shrubs
Fencing: 6' Cedar privacy fence to rear corners of home
Construction Features: 3rd Party inspections throughout home construction
Engineered post tension foundations to lot specific soil analysis
On-site Borate spray termite treatment with tubes-in-the-wall pest control system
Crack-Defense metal straps installed on all interior doors and rafters/joists
Poly-seal around all doors and windows with caulked base plates
Energy saving right-sized HVAC equipment with air flow calculations