

SPECIFICATIONS

Luxury Series

Plans

The specifications below will override the city set of prints in all cases. Features, materials, and design may be different if already installed or built at time of purchase. Builder reserves the right to make substitutions of similar products without notification to buyer.

Foundation

- Post tension foundation, engineered
- Soils test

Framing

- Dow ½" R-3 Styrofoam exterior insulation/sheathing, sides and rear where no plywood or firewall
- Hardie soffit, fascia and trim boards
- Exterior plywood sheathing per engineer drawings
- ¾" OSB sub floor
- 7/16" OSB radiant barrier roof decking
- 2x12 #2 floor joists, engineered

Electrical Fixtures

- 52" Ceiling fans (pewter) with light kit in the master bedroom, family room(no light kit), living room or study, and breakfast room. Builder to choose make and model.
- Brushed nickel finish light fixtures standard
- Bedrooms without fans- Transglobe1321 BN flush mount
- Hall ways, bath ceiling mounts - Mushroom Transglobe 3620BN
- Closets- Mushroom Transglobe 3620BN
- Entry interior- V7762-33
- Dining (those without can lights)- Kichler 42557BP
- Rear/entry coach- Transglobe 4051, black
- Master bath vanity- recessed can light
- Powder bath- recessed can light
- Hall bath vanity- recessed can light
- Stair sconces when on select plans - V6751-33
- Front coach light- per builder selection
- Floods (if applicable)- Transglobe 1291 Black
- Overhead power with the meter located in the rear/front of the home (based on site)

Plumbing

- CPVC Gold Flowguard piping throughout
- Stainless steel under mount double compartment kitchen sink with **Solara 7570 CSL**, stainless finish faucet
- 1/3 horse power disposal.
- Commodes- Color white, bowl elongated, seat white
- Showers- Master Bath: **Moen #2132BN** shower fixture, with **brushed nickel** lever handle. Hall Bath(s): **Moen #2133BN** tub/shower fixture. **Rapid Fit TS8W** waste and over flow with chrome finish.
- Vanities- Master/Powder: **Moen #6420BN**, with **brushed nickel** lever handles, 9000 valve with matching trim ring, stopper, and aerator. Hall: **Moen #6410BN**, brushed nickel.
- Tub Fixtures- Master tub: **Moen #4999** faucet valve **T943BN** faucet, brush nickel finish with chrome finish **Rapid Fit TS8W** waste and overflow, with **brushed nickel** lever handles.
- 50 Gallon water heater, American Standard (1/30/17)
- Pedestal sink in the Powder Room, **Westin Series or Vortens Sienna 8" 3545 (new 8/16)**
- Gas meter is located per ENTEx rules and may change due to site conditions, normally in front of entry gate
- Gas line connection at rear of home for grill (except homes that get fireplaces, standard or option)

Security System/Low Voltage

- All downstairs access points pre-wired for security system and trimmed with contacts. Prewire for motion detector, and 1 keypad
- 6 Pairs of CAT 5 and Cable
- Pre-wired for surround sound (4 speakers) in the family room

Garage Door Opener

- 1/3 HP Opener, chain driven (Liftmaster or equivalent), 2 remotes
- 16' aluminum 25 gauge or better garage door (Able or Ankmar) from SDC doors

HVAC/Energy Features Goodman Distinctions by Amana

- Goodman Distinctions by Amana condenser, 14 SEER, single system
- Amana coils, CHA or CHH (size based on analysis)
- Amana Gas furnace, GUICA (size based on analysis)
- Honeywell Pro 6000 thermostat
- Green Built Gulf Coast inspected, blower door and duct leakage tested.

Front Door

- Mahogany Front Door from builder selections

Cabinets/Trim

- Benedettini Custom measured cabinets; poplar, maple or alder; choice of standard stains in kitchen with 42" upper cabinets, painted cabinets available as an upgrade.
- Bath cabinets master and secondary choice of stain
- 4 1/4" Crown Mold in the kitchen, family room, gameroom, and master bedroom
- 4 1/4" Crown Mold with 3 1/2" base (double crown) in the dining room/entry
- Chair rail in the dining room with F mold
- Chair rail in game room
- Wrought iron balusters LI-PLA44- straight black ballusters, C6110 stained handrail and C4075 stained oak newels
- Medicine Cabinet in master bathroom
- V panel textured interior hardboard doors
- Built-in storage shelves in bedroom closets
- B618 base and C346 Casing(effective 9/26/16)
- All trim material MDF or better
- Shelves above utility space
- Built in bookshelves in gameroom per plan

Windows

- Bronze aluminum double glaze low, 1/1 with screens (front elevation has divided light windows per plan)

Roofing

- 30 year shingles with ridge vents

Paint

- Sherwin Williams Painters Edge Interior Flat Wall Paint
- Sherwin Williams A-100 Exterior Latex Satin, A82 Series
- Ceilings are wall Paint color
- Closet interiors are Extra White
- Enamel on trim and cabinets is Extra White

Mirrors/Shower Doors

- 36" mirrors, custom framed mirrors are an upgrade
- Semi-Frameless shower door with chrome mounted safety glass

Brick (per elevation)

- Detering Brick with Type S gray mortar, color chosen by builder
- Cast address block
- Stone front elevations per builder, color chosen by builder

Flooring

- Shaw HGJ88 Fastball with ½" rebond carpet in rest of living areas that do not have wood or tile listed below
- DAL Tile: on utility, master bath commode, master bath room, hall bath commode floors. (From builder selections), all pantries to receive tile floors
- DAL Slate tile on front porch, color selected by builder
- Shaw All IN 5" or Nottaway 5" engineered wood floors in the family, dining room, and stairs as shown on plans

Fireplace only for the Barcelona or Monte Carlo plans and if bought as an option

- ND4236, 36" gas w/remote
- Granite tile surround, upgrades available

Hardware

- Noe Valley brushed nickel finish interior; 52515SN, 52215SN, 52115SN, 5231SN
- Dummy knobs on all double doors, privacy knobs on commode and bedrooms
- Van Ness brushed nickel finish exterior front door handle set 10951SN
- Van Ness single key brushed nickel finish deadbolts on the exterior doors
- Satin bath hardware (5224SN, 5204SN, 5209SN); 1 towel bar in master and hall bath, 1 towel ring per bath (2 in the master)

Insulation

- R-13 batts in exterior walls
- R-19 batts in sloped ceilings, areas under mechanicals
- R-30 blown rockwall or equivalent in the attic (non mechanical areas)
- Blower door and duct leakage tested
- Green Built Gulf Coast Certified and inspected

Countertops

- 3 cm Granite from Builder selections with 3 cm standard edge [bevel, eased, or bullnose] on the kitchen counters.
- Kitchen backsplash, 12 x12 tiles on diagonal, upgrades available

Appliances

- 30" Gas Cooktop, Bosch NGM5055UC
- Dishwasher, Bosch SHS5AVL5UC
- 30" Electric Oven, Bosch to HLB5351UC
- 1.5 CUFT OTR Venting Microwave, Bosch HMV3052U

Tubs/showers

- Master Bath: Drop in Royal Whirlpool Tub with access panels (size per plan)
- Master Shower with 2x2 floor tiles and 12 x 12 tile walls, 1 soap ledge and DAL border from selections
- Hall Bath, Steel tub, 60" x 30", 12 x12 tile walls (limited selections), 1 soap ledge

Landscape

- Full Gutters
- Gravel inset in driveways when required, white stone inset driveways available as upgrade
- Drains in the rear and side yards
- 6' or higher Cedar fence with #2 or better 6" pickets
- Wrought iron gate in entry with locks
- Patio is an upgrade
- Landscape, rocks and sod (material and labor)

(01/30/17)