

Standard Specs:

Plumbing:

- ❖ Tankless On-Demand Water Heater
- ❖ PVC in slab
- ❖ PEX In Rough
- ❖ Shower Tower in Showers
- ❖ Pot Filler
- ❖ 3 hose bibs on exterior
- ❖ Vessel Sinks in Master Bath
- ❖ High Efficient Duel Flush Toilets
- ❖ Freestanding Bathtub in Master, standard in Guest bath

Electrical:

- ❖ LED Lighting Throughout
- ❖ Accent Lighting *
- ❖ Ceiling fans in Master Bedroom, Great room, Back Porch

HVAC:

- ❖ 16 SEER A/C System (new equivalency)
- ❖ Fresh air ventilation

Finishes:

- ❖ Vinyl Plank Flooring Throughout *
- ❖ White or Gray Shaker Style Cabinets with Soft Close Hinges
- ❖ Hardware: Brushed Nickel or Matte Black
- ❖ Granite or quartz Countertops Kitchen, Master Bath, Guest Bath*
- ❖ Sherman Williams Paint (2 colors exterior, 2 colors interior)
- ❖ Trim- 4" Baseboards, 8' Doors throughout, Upgraded closet trim
- ❖ Tile-Master Shower & Tub surround, guest baths, Kitchen Backsplash, Ledger stone fireplace up to 4'

Foundation:

- ❖ Drainage Engineering
- ❖ Soil and compaction testing
- ❖ Select fill for Pad
- ❖ Slab Foundation-concrete at 3000psi
- ❖ 6 mil water proofing
- ❖ Rebar #3, #4

Framing:

- ❖ Walls 2x4 16" O.C.
- ❖ O.S.B. with house wrap for Wall sheathing
- ❖ O.S.B. Tech-Shield Roof Decking
- ❖ Brick and/or stone, Hardie Siding

Roof:

- ❖ Synthetic Roof underlayment, ice & water shield
- ❖ 30 year architectural grade shingles

Insulation:

- ❖ Batt in walls
- ❖ Blown in attic

Windows:

- ❖ Low E
- ❖ White
- ❖ Vinyl

Fireplace:

- ❖ Electric

Misc.

- ❖ Termite Protection
- ❖ Blower Door & HVAC Energy Testing
- ❖ Garage Door opener with Remote

Warranties:

Foundation & Structural: 10 Years

Plumbing: 1 year

Electrical: 1 year

HVAC: 2 Year Workmanship, 10 Year Manufacture (Registered) or 5 year (unregistered)

Craftsmanship: 2 years

Appliances: Manufacture plus 5 year total warranty through Home Depot

Possible Upgrades

Fencing: Pressure Treated Pine

Whole House Generator

Water softener

Gutters

Stone accent in front of home: Austin Stone 3'

Gas Vent-free Fireplace: Gas Logs owner purchase

Stain & Seal Concrete Drives & Walks

Custom Iron Front Door

Electrical Low Voltage: Alarm, Surveillance system, extra cables in rooms, ect will be presented by Home Media Pros at framing stage.

Outdoor Kitchen Basic: (sink, grill, stone, granite, stainless steel doors, mini fridge)

Screened Porch

Interior Beams

Sherman-Williams Paint designer