

## Standard Finishes

### FOUNDATION

- Post tension foundation
- Footings on raised floorplans

### FRAMING

- Per national builder code
- Open web trusses on first floor ceiling joist
- 7/16 thick Zip system sheathing
- Liquid flashing windowsills
- Advantech 1 & 1/8 decking on all subfloors

### PLUMBING

- Kitchen Sink- 16 Gauge Stainless Steel/Porcelain Or Apron front sink 32" Undermount Single Basin
- Master Sinks- White 17" Undermount Bathroom Sink- Oval/Rectangular
- Hall Bath Sink- White Oval/Rectangular 18-1/2" Undermount
- 2-piece Kohler toilets- White Two-Piece High Efficiency Toilet with Elongated ADA-Height Bowl
- Water Heater- 50 Gallon (2 units over 3,000 sqft)
- PVC Drains and Vent Pipes
- PVC Sewer lines- connecting to the city
- PEX Water Supply Lines insulated to code
- Black iron pipes for gas lines

### HVAC

- 3-5 ton Trane unit subject to sqft Seer 2 Condensing Unit
- Media filter

- Honeywell Thermostats T pro 6

### ELECTRICAL

- 200-amp panel
- Copper branch wiring
- GFCI plugs where required by code
- Car charge plug- Garage
- Recessed Cans throughout
- Light fixtures- LED bulbs
- Undercounter lightening- Kitchen
- Camera drops

### ROOF

- 30-year composition shingle roof
- Metal roof accents (per plans)

### WINDOWS

- Low E, argon gas filled double paned windows – color to vary

### INSULATION

- 2\*4 walls R-13 batt insulation
- 2\*6 walls R-19 batt insulation
- Attic blown in R-38
- Polyseal around all exterior doors, windows, or any exterior penetration
- On raised floorplans 3" closed cell spray foam

### SHEETROCK

- 1/2" durarock in showers
- In the garage - 5/8" sheetrock
- ceiling and walls 1/2" sheetrock
- Level 4 smooth finish walls throughout

**CARPENTRY**

- All sites-built cabinetry
- Soft close drawer slides in kitchen
- Soft close hinges throughout
- Standard side-mount drawer slides in all bathrooms
- 8” baseboards in 10ft ceiling floors
- 6” baseboards throughout, 4” door + window casings throughout
- Crown molding in all main living areas + master suite (applicable in select plans)

**PAINT**

- Enamel paint on all woodwork
- Eggshell finish on all walls
- Flat paint in garage, closets, ceilings

**FLOORING**

- 5 & 1/2 wide plank, White Oak Floors in main living areas, master & game room
- Porcelain/ceramic marbles in bathrooms, laundry, mudrooms
- Shawn carpet in spared bedrooms & closets

**APPLIANCES**

- 36”- 48” range & vent hood (according to selections)
- 42” built in refrigerator
- Microwave & trim kit
- 24” dishwasher
- Beverage cooler
- 30” outdoor grill w access doors (according to selections)

**LANDSCAPE & IRRIGATION/DRAINAGE**

- Full St. Augustine sod in front + back yard
- Front yard to feature fully landscaped flower bed (1-2)
- Rain bird multi-zone sprinkler system in front + backyard
- Storm drains directing water to street tied to down spouts

**FENCING**

- Fence on all 3 sides of backyard with 6” cedar pickets and 12” pressure treated.
- 2 access gates – Cedar on pickets

**MISCELLANEOUS**

- 5” gutter system
- Wooden/Steel door - HP Liftmaster - 2 transmitters / WIFI capable
- Christmas light plugs in the eaves

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 Buyer Date

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 Buyer Date

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 Seller Date