



Ascend at Creekshaw in Royse City

2039 CLEARWATER WAY

BIRKDALE VIII

2,158 Sq Ft • 1 Story • 4 Bed • 2 Bath • Great Room
1 Dining • Home Office • 2-Car Garage

\$34,300 IN FEATURES & OPTIONS INCLUDED

- Upgraded exterior paint and buff mortar
- 8 ft. front door with glass inset
- Luxury vinyl plank flooring
- Corner fireplace with gas logs
- Granite countertops and large island in Gourmet Kitchen
- Built-in stainless steel appliances
- Extended dining area cabinets
- Oversized shower and large walk-in closet in owner's bath
- Box window at owner's suite
- Second sink at hall bath
- French doors at home office
- Extended covered patio
- Round sheetrock corners
- 16 SEER air conditioning system
- Low-E vinyl windows
- Zone irrigation stem with rain/freeze sensor
- Brilliant Home Automation System
- Ecobee™ Wifi thermostat
- Ring Doorbell
- Echo dot

972-236-7702 • www.khovanian.com/ascend-at-creekshaw

Ascend at Creekshaw - Royse City

Offered By: K. Hovnanian DFW Ascend at Creekshaw, LLC

**MODEL
NOW OPEN**

Price

2039 Clearwater Way • 2,158 SF • Complete January

\$379,900

Birkdale VIII • 1 Story, 4 Bedrooms, 2 Baths, Great Room, 1 Dining, Home Office, 2-Car Garage

\$34,300 in upgrades included!

Upgraded elevation with stone accents and buff mortar • 8 ft. front door with glass inset • Extended luxury vinyl plank flooring • Corner fireplace with gas logs • Gourmet Kitchen with granite counters and built-in stainless steel appliances • Extended dining area cabinets • Owner's suite box window • Owner's spa bath with large shower and dual sinks • dual sinks in hall bath • walk-in closets in all bedrooms • French doors at home office • Extended covered patio • Brilliant smart home touch screen system with built-in Alexa • Ecobee™ wifi thermostat • Ring doorbell • Echo Dot

2027 Clearwater Way • 2,431 SF • Complete February 2022

\$406,900

Waterview • 2 Story, 3 Bedrooms, 2½ Baths, Great Room, 1 Dining, Home Office, Gameroom, 2-Car Garage

\$49,600 in upgrades included!

Upgraded elevation with stone accents and buff mortar • 8 ft. front door with glass insets • Luxury vinyl plank flooring • Corner fireplace with gas logs • Gourmet Kitchen with quartz counters and built-in stainless steel appliances • Owner's luxury bath with separate shower and bath • dual sinks at hall bath • Covered patio with gas supply • HovHall with valet • Brilliant smart home touch screen system with built-in Alexa • Ecobee™ wifi thermostat • Ring doorbell • Echo Dot

DANIELLE HODGES

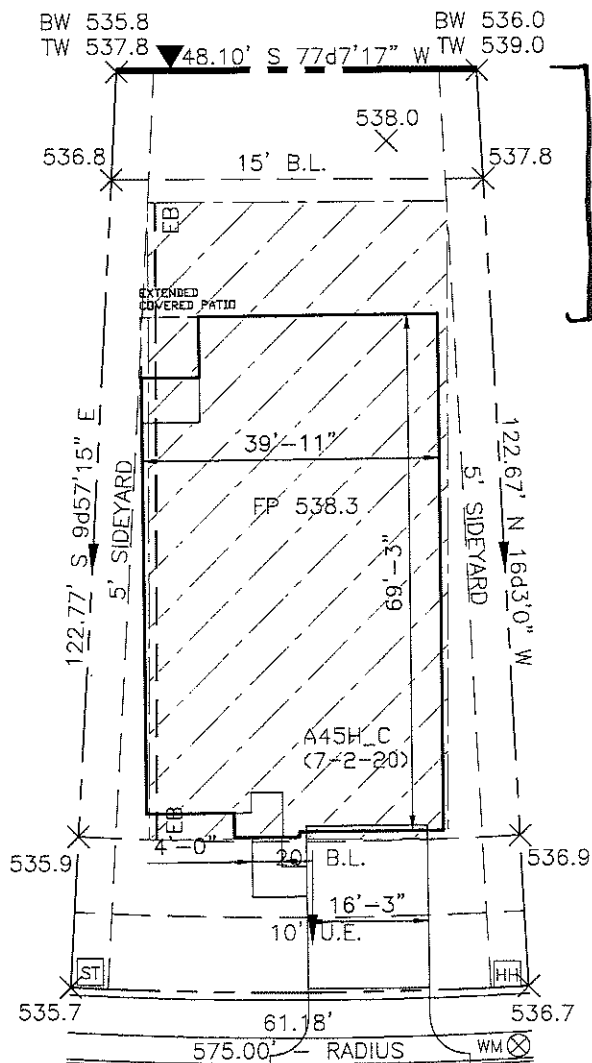
Office: 972-236-7702 • Cell: 713-592-2205
DHodges@khov.com

ANGELICA WHINNERY

Office: 972-236-7702 • Cell: 480-246-4528
AWhinnery@khov.com



- G = GAS
 A = AT&T
 HH = HAND HOLD
 WM ⊗ = WATER METER
 ST = SEWER TAP
 MH = MANHOLE
 LP = LIGHT POLE
 TF = TRANSFORMER
 FH = FIRE HYDRANT
 MB = MAILBOX
 WV = WATER VALVE



- FP = FINISHED PAD
 FF = FINISHED FLOOR
 TW = TOP OF WALL
 BW = BOTTOM OF WALL

A45H - ELEV_C

- - - - - EXPOSED BEAM
 - - - - - RETAINING WALL
 [] DRAINAGE INLET
 [] DENOTES BUILDING PAD

SCALE
1" =

Lot created from following plans:
 Final Plan Dated (Oct 2020)
 Grading Plan Dated (Aug 2020)

KHovnanian
Homes

CONSTRUCTION SERVICES DEPT.
 5808 W. PLANO PARKWAY
 PLANO, TEXAS 75093
 DIRECT LINE: 469-737-1400

WWW.KHOV.COM

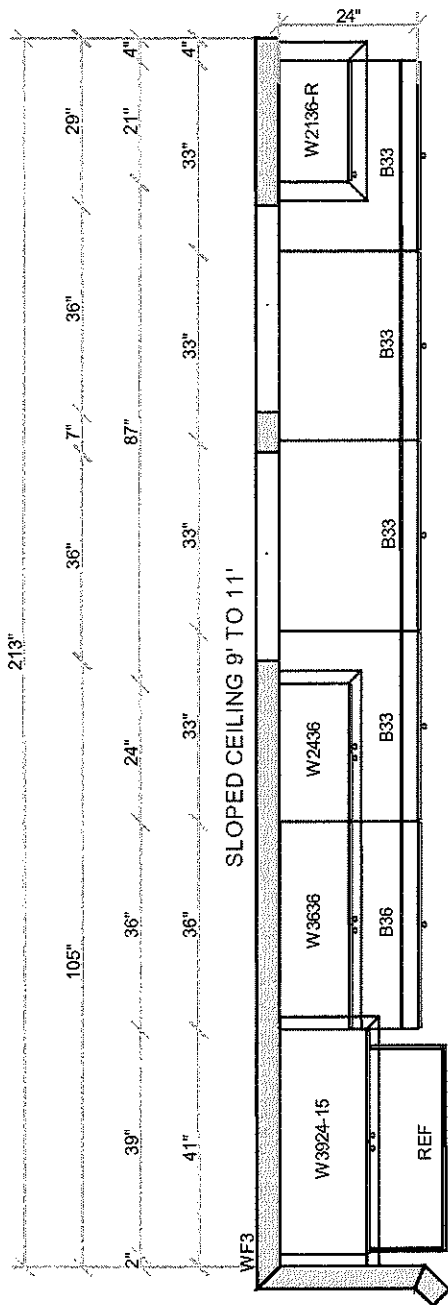
Drawn By:	Description:	Date:
SRAY		

GENERAL NOTES:

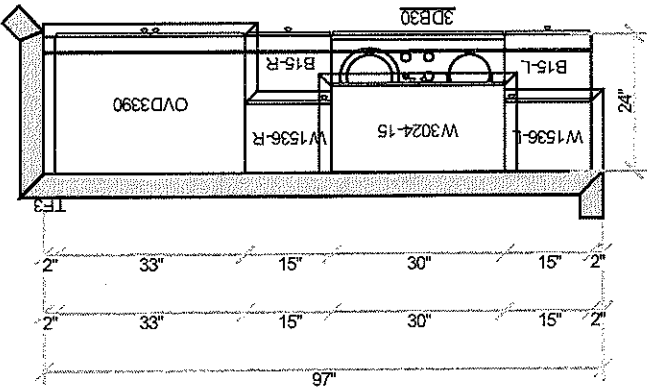
ALL DIMENSIONS ARE AN APPROXIMATION
 DRIVEWAY & GARAGE: MIN. 15' WIDE
 DRIVEWAY @ STREET APPROACH: MIN. 12' WIDE
 PUBLIC SIDEWALK: MIN. 4' WIDE
 LEAD WALK TO HOME: MIN. 3' WIDE

job. no.	21228.0020	LOT SUMMARY	
subdiv.	Creekshaw PH 1	LOT AREA	6727
lot	50	SLAB AREA	####
blk	B	COVERAGE	####%
address	2039 Clearwater Way	FENCE	###'
city	Royce City, TX	SCALE:	1" = 20'
date	5/14/21	master plan	X00X_X

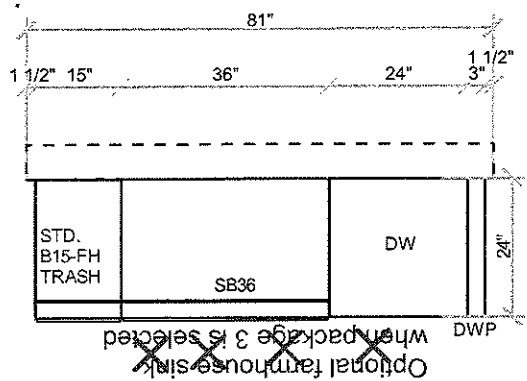
DS
CR



PANTRY



OPT. GOURMET | KITCHEN



Job Address 2039 Clearwater Way
Job Number 21228-0020

DS
CR

All dimensions and size designations must be verified on the site to fit job conditions. Client accepts these drawings as is and can use them on its own risk.

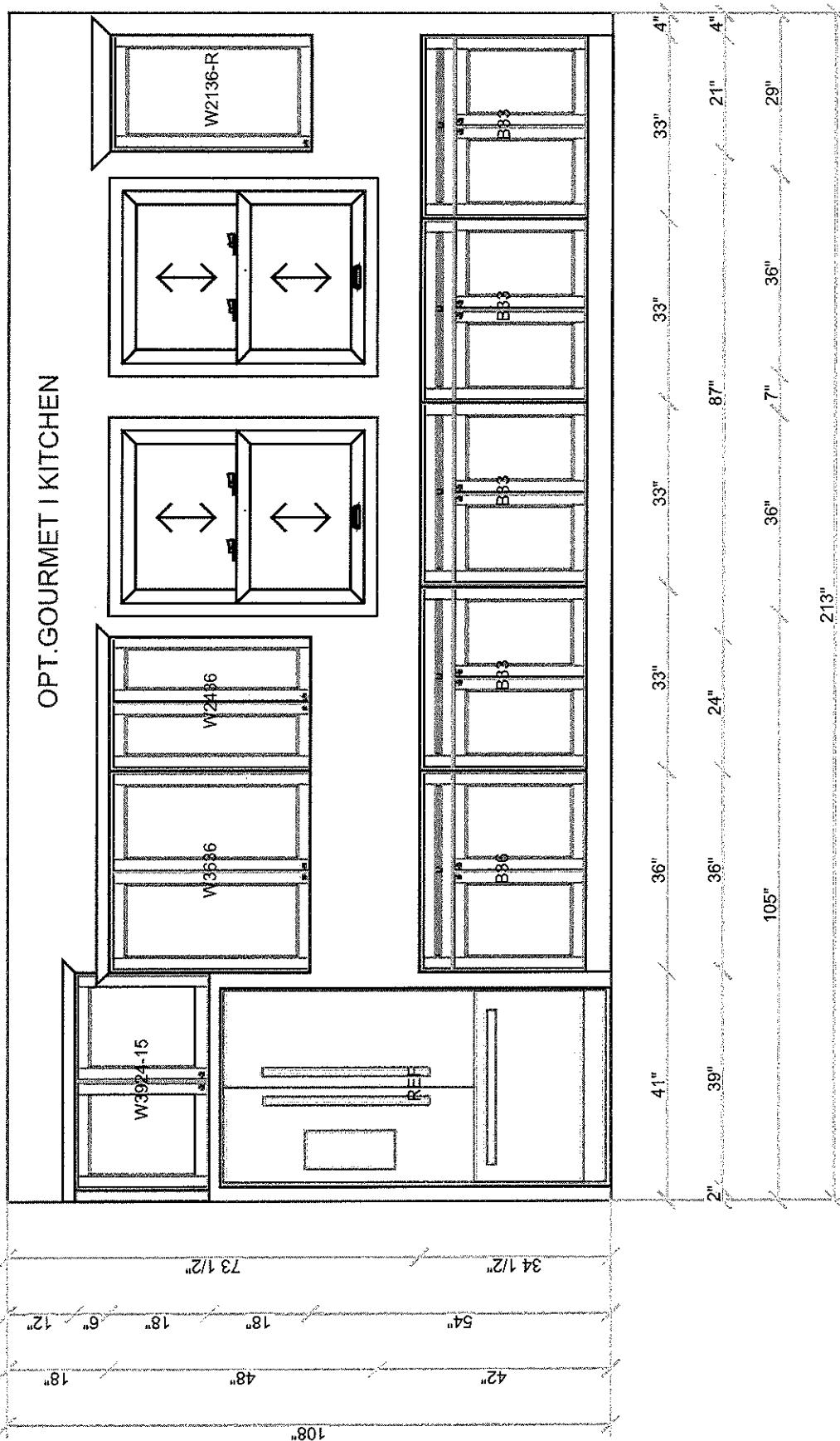
Allied Stone

Design drawings are provided for the fair use by the client or his agent in completing the project as listed within this contract

Designed: 07.24.20
Printed: 07.24.20

Design: KHOV PLAN A45H LEVEL | GOURMET LR

OPT. GOURMET | KITCHEN



Job Address	2039 Clearwater Way
Job Number	

All dimensions and size designations must be verified on the site to fit job conditions. Client accepts these drawings as is and can use them on its own risk.

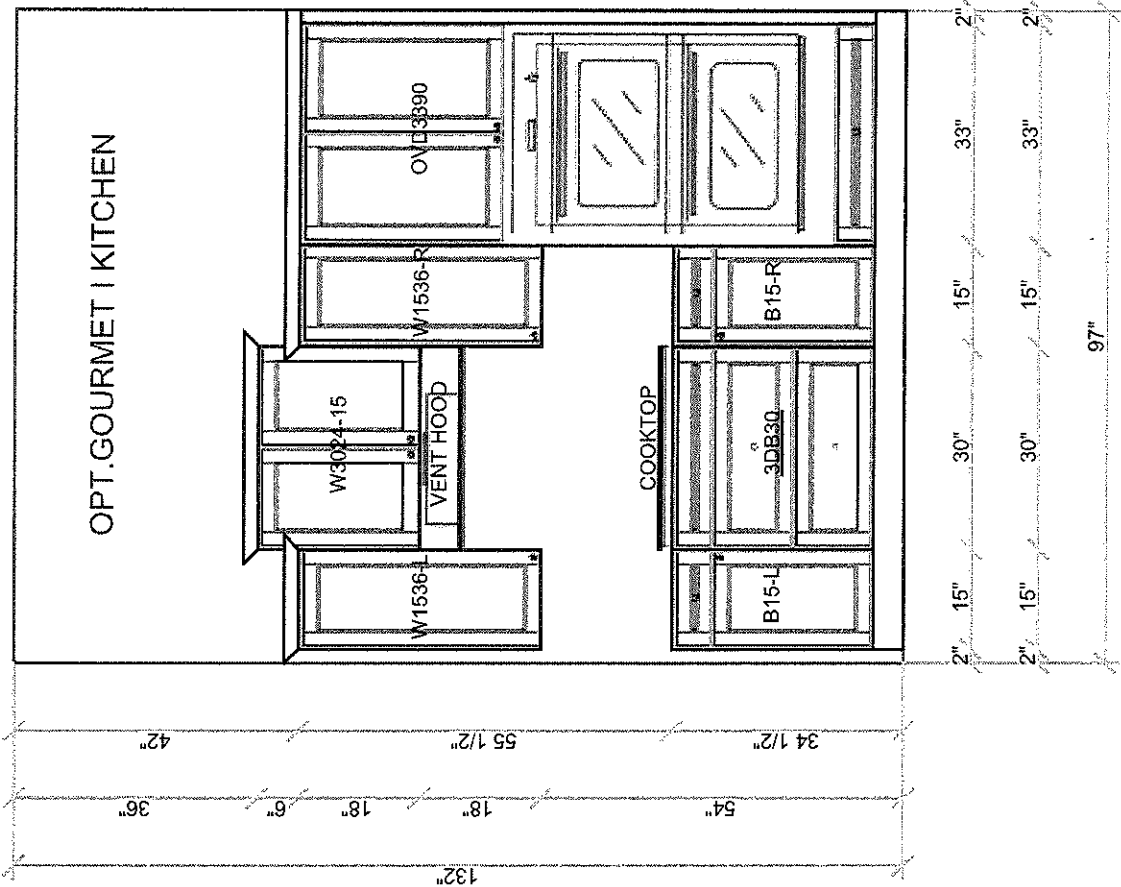
Allied Stone

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Designed: 07.23.20
Printed: 07.23.20

Design: KHOV PLAN A45H LEVEL | GOURMET I-R

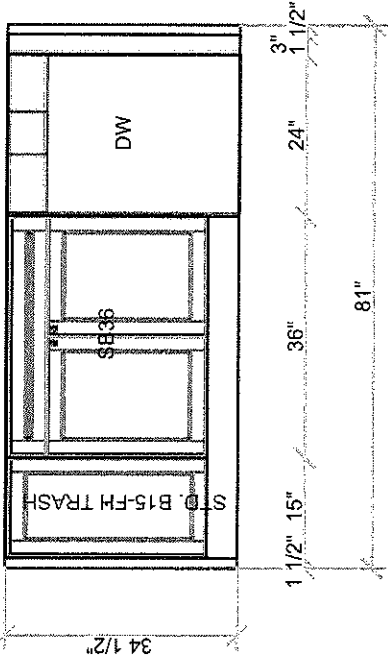
DS



OPT. GOURMET | KITCHEN

Optional farmhouse sink
when package 3 is selected

SINK



Job Address 2039 Clearwater Way
Job Number 21228-0020

Designed: 07.23.20
Printed: 07.23.20

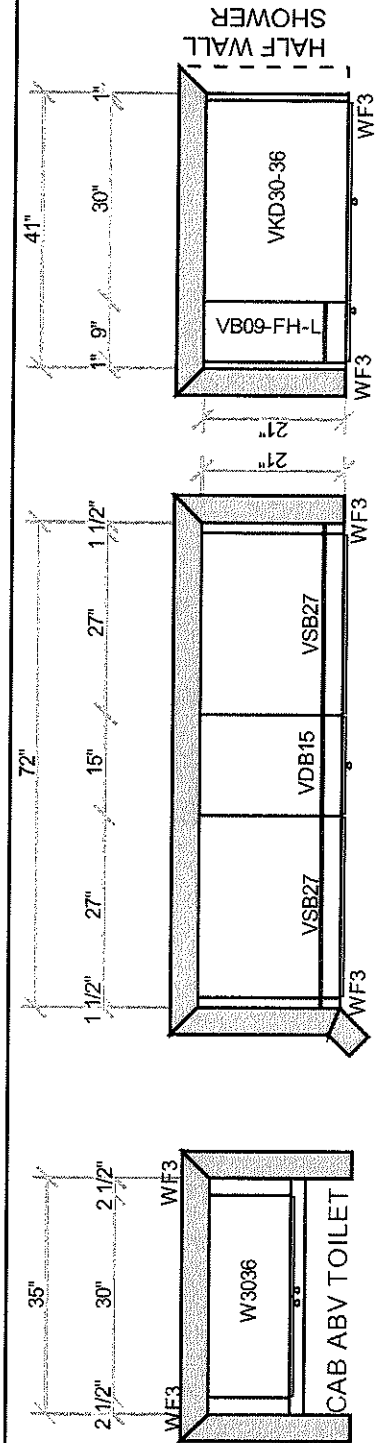
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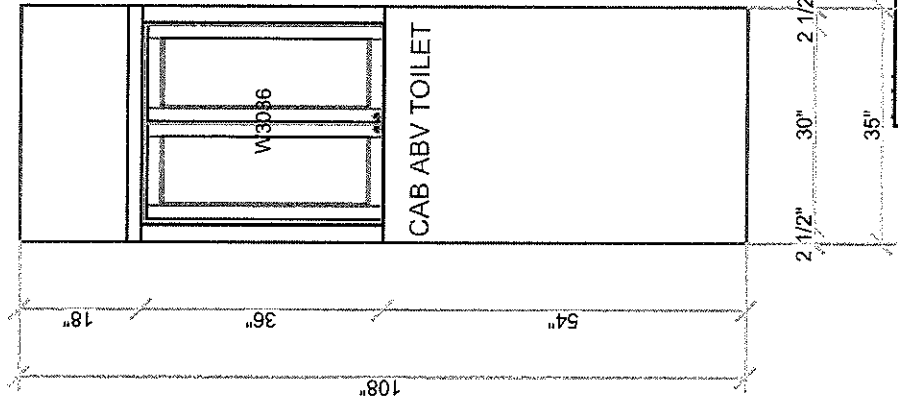
Design: KHOV PLAN A45H LEVEL | GOURMET I-R

CR



OWNERS SPA BATH

Job Address 2039 Clearwater Way
Job Number 21228-0020



DS
CR

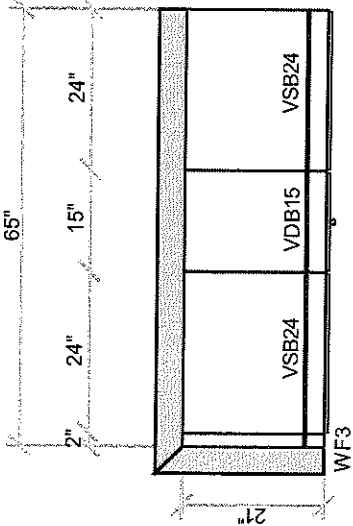
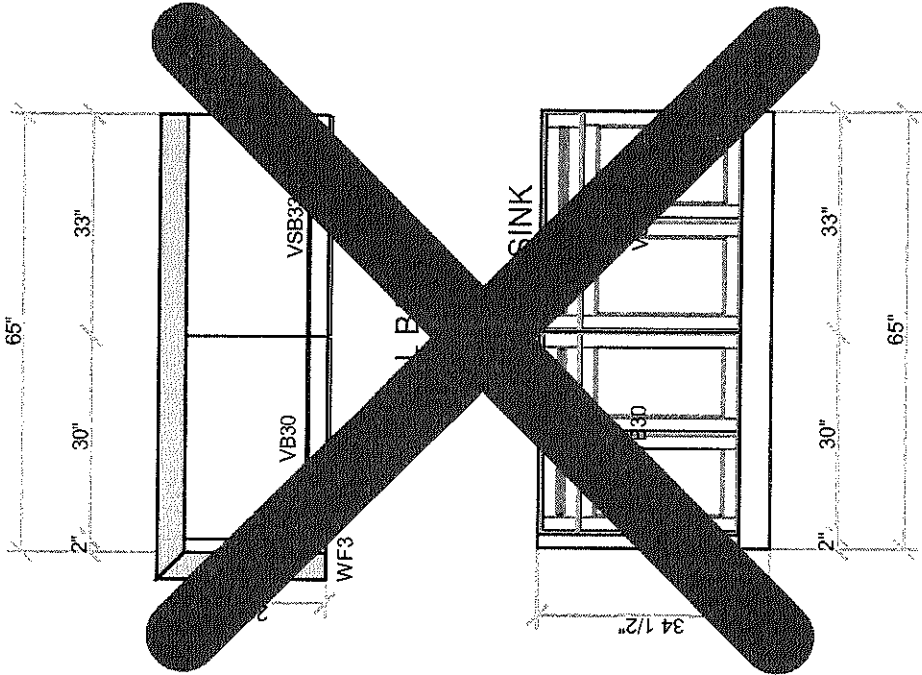
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Allied Stone

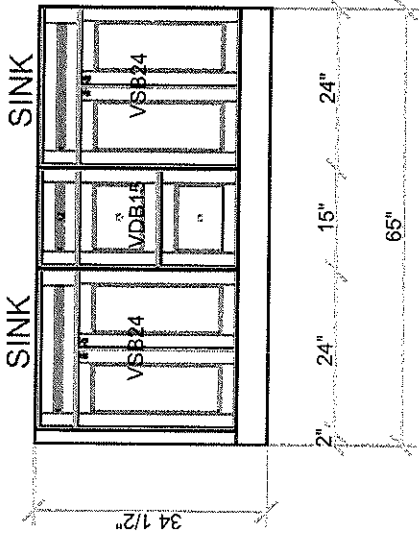
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Designed: 07.24.20
Printed: 07.24.20

Design: KHOV PLAN A45H LEVEL 1-R



2ND SINK @ HALL BATH STL03062



DS
CR

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Job Number 21228-0020

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Allied Stone

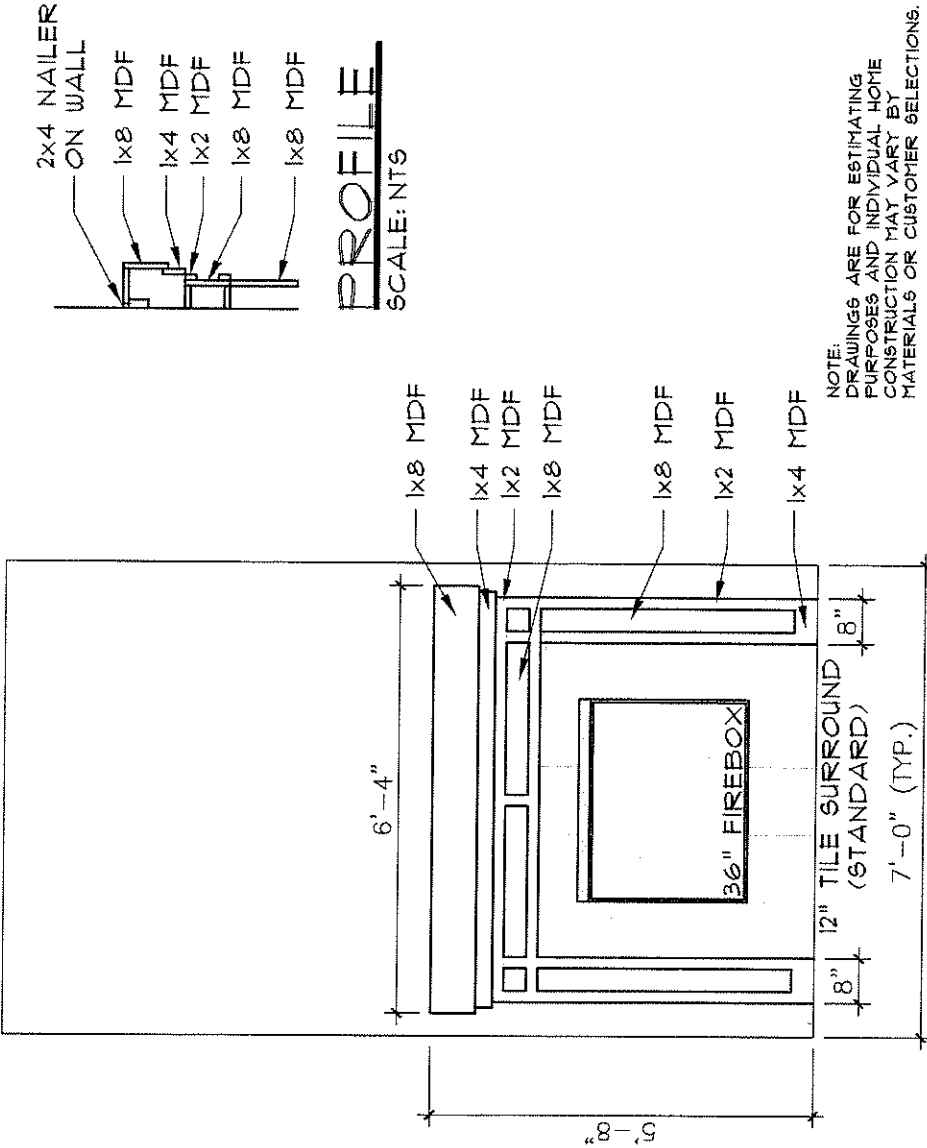
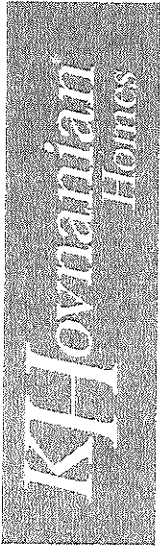
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Designed: 12.28.20
Printed: 12.28.20



Signature 1-3

Fireplace



CRAFTSMAN MANTEL w/LEGS

SCALE: NT5

Signature 2

KHovnanian
Homes

Kitchen and Dining Area



White Star Granite
Countertop



2" x 9" Concerto Greige Tile
with Frost Grout
Kitchen Backsplash
& Fireplace (if chosen)



Moen® Faucet



Cabinet
Pull



36" White Raised Panel Cabinet



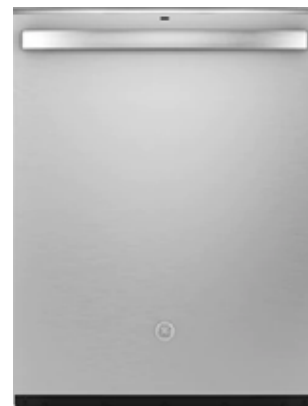
50/50 Undermount
Stainless Steel
Kitchen Sink



Brushed Nickel
Dining Area or
4 LEDs (per plan)



Stainless Steel Venthood



GE® Stainless Steel
Dishwasher



GE® Stainless Steel Single Oven
Gas Cooktop & Microwave

Signature 2

Baths

KHovnanian®
Homes



All Baths



Luxury Owner's
Bath Tub



Bath Faucet



Hand Towel



Towel Bar



Shower/Tub



Paper Holder

Notable Items:

- Gourmet Kitchen Layout 1
- Soft Close Kitchen Cabinets with Full Extension Glides
- Gibson Plumbing Fixtures
- Prewired for Kitchen Pendant Lighting
- Full Gutters
- Bathroom Countertops in White Matte with Wave Bowl Sink
- Open Rails at Stairs

Signature 2

General

KHovnanian[®]
Homes



8' Front Door
Painted



Satin Nickel
Front Door Handle



Satin Nickel
Interior Door Levers



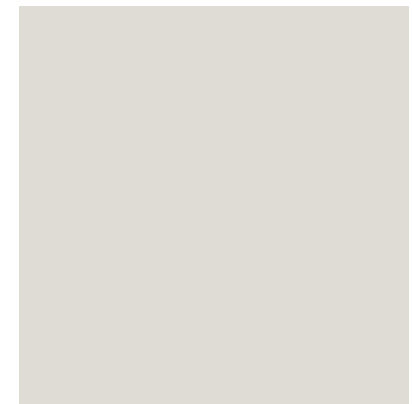
Exterior Coach Light



Decora Light
Switches



3.25"
Base Moulding



Wall Paint
Shark
PPG1006-2

Flooring A, A+

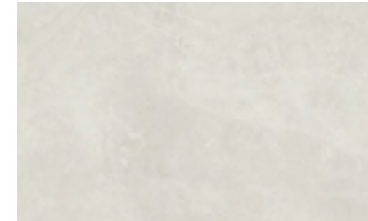
KHovnanian[®]
Homes



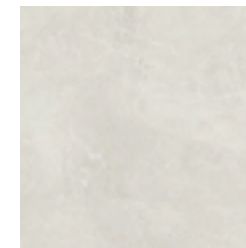
Tactical Linen
Carpet with
3/8" Carpet Pad
Great Room,
All Bedrooms,
Stairs & Gameroom
(per plan)



Laminated Vinyl Plank
Beachwood
Entry, Kitchen, Dining Area,
A+ Extended Entry, Great Room &
Home Office (per plan)

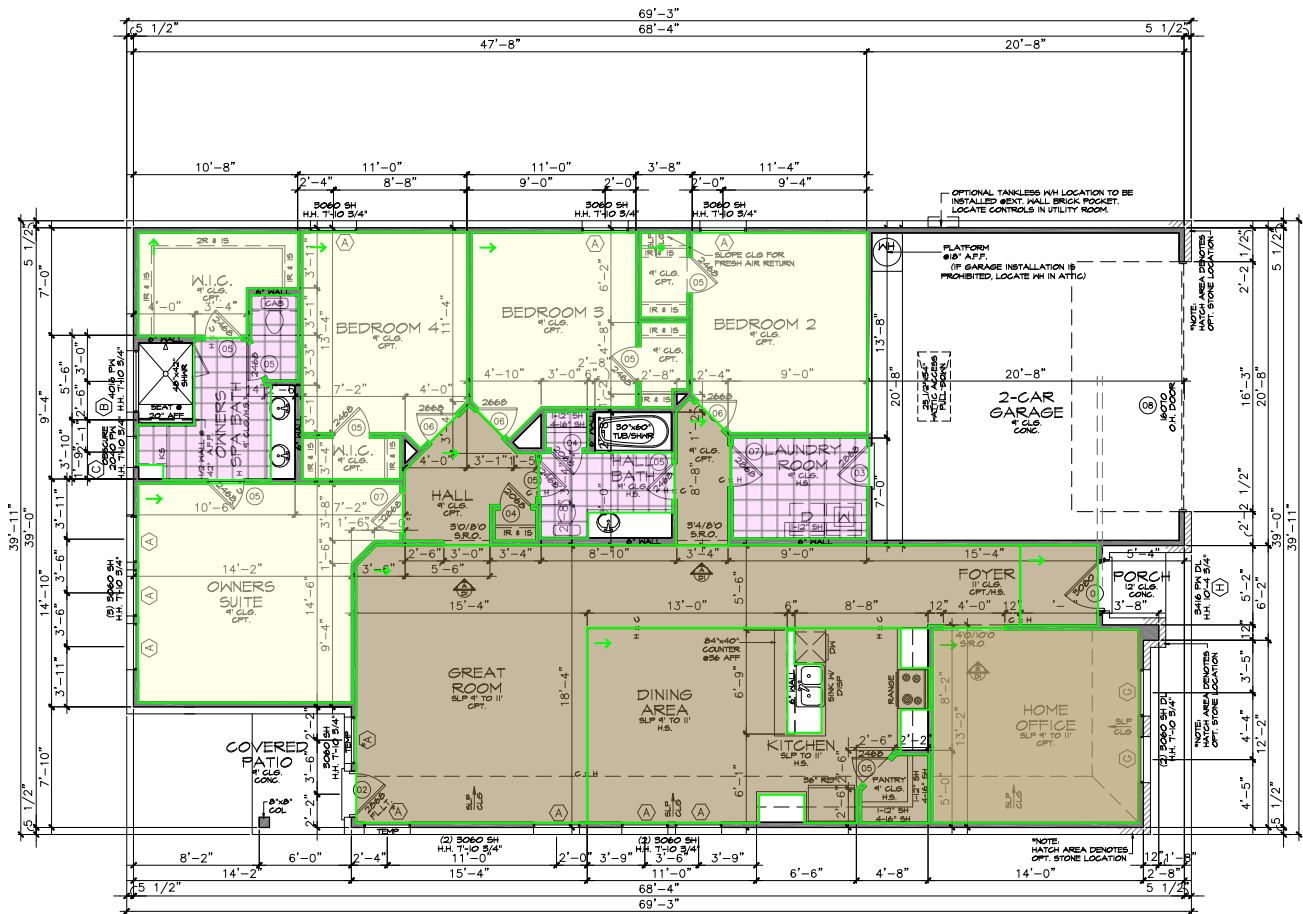


18" x 18" Arenella
Off White Ceramic Tile
with warm gray grout
Bath & Laundry



12" x 12" Arenella
Off White Ceramic Tile
with warm gray grout
Bath Wall Tile

0100 First Floor Plan - Adad



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

NOTE:
ALL DOORS TO BE FRAMED AT CENTER OF OPENING
OR 4" MIN. FROM CORNER TO ALLOW FOR 4" TRIM

433-A45H

ASCEND
PLAN NO. 433-A45H
First Floor Plan - A

KHovnanian[®]
Homes

Construction Services Department
5505 W. PLANO PARKWAY
PLANO, TEXAS 75093
Direct Line 469-737-1400
www.kh.com

By	
Date	
Description	
Drawn	1-2-20
Checked	
Approved	

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its copyright and other proprietary
rights in this plan and related drawings
and shall retain all rights in any form.

DS
CR

K. Hovnanian Homes
Construction Building Specifications
for
Creekshaw - Royse City

Foundation

4" engineered monolithic post tension slab on grade with minimum compressive strength of 3000 PSI at 28 days
Moisture barrier of 6 mil. polyethylene over cushion sand
Testing at random by independent laboratory

Flatwork

Lead walks - 4' wide, city walks per requirements, score every 4'
#3 steel rebar reinforcement 18" on center and minimum compressive strength of 3000 PSI at 28 days
Front porch - concrete with broom finish
Driveways a minimum of 16' 3" wide, control joints every 10' (not to exceed 100 sf without control joint)
If the driveway is a front entry, swing garage, then the driveway width at the approach is 12'
Expansion joints at all flatwork to slab locations & driveway to approach
Patio - 64 square feet (8x8) if nothing under roof
All flatwork to be broom finished
Condenser pad - to be supplied by HVAC vendor

HVAC

Equipment Amana® Distinctions™ 16 SEER air conditioning system w/80% AFUE Gas furnace and MERV 8 air filters
Amana® is a registered trademark of Maytag Corporation or its related companies and is used under license by Goodman Manufacturing Company, L.P.

Sealed Ductwork Flexible, R6.0, sealed with mastic and/or tape to minimize air and temperature loss

Thermostat(s) ECOBEE5™ Wi-Fi Thermostat Pro

Damper Control Honeywell™ W8150

Return Air Mechanically ducted returns in great room, owners suite, extra suite plus, and secondary bedrooms

Tailor Designed HVAC Loads, equipment and ducts designed specifically for each home using the industry standard Manual J, S and D calculations

Condensor Pad Supplied by trade (Ultra Lite)

Energy Testing Duct Blaster test performed on each duct system to test for duct leaks

Exhaust Fans Broan® 688 (or equivalent substitute) in laundry room, commode rooms and bathrooms)

Electrical

2020 NEC CODE

Switches and Plugs Standard toggle, white

Weatherproof Outlets 2 per house or per plan

Ceiling Fan Prewires Great room, gameroom (per plan) and all bedrooms

Light Bulbs (Lamps) All LED discs to be 3000K
All remaining interior lights to be LED 3000K lamps unless a fixture uses incandescent candelabra lamps or linear flourescent lamps
All remaining exterior lights will be incandescent lamps

Sprinkler System Wiring Standard

Gas Fireplace Wiring Plan opt, standard to all sealed gas appliance fireplaces

Plumbing

Vanity Sink Type	A04A (403)	A06A (405)	A07A (406)	N41H (428)	A42H (430)	A43H (431)	A45H (433)	A46H (434)
Integral cultured marble, Group 1 color selection (see countertop section)	Owners Bath Hall Bath 2	Owners Bath Hall Bath	Owners Bath Hall Bath 2 Hall Bath 3	Owners Bath Hall Bath XSP Bath	Owners Bath Hall Bath	Owners Bath Bed 4 Bath Hall Bath	Owners Bath Hall Bath	Owners Bath Hall Bath
White porcelain pedestal per plan, 21X18, supplied by plumber	Powder	Powder	Powder	n/a	n/a	Powder	n/a	Powder

Gas Locations Fireplace (per plan or plan opt), water heater/s, furnace/s, range

Main Supply Line Main water supply line to be poly under slab or as required by city code

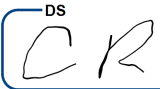
Supply Lines PEX "modified home run" plumbing system w/single cut off in laundry room

Fittings PEX system fittings

Water Heater/s High efficiency (.62 EF) 50 gallon gas: (1) if 3-1/2 or less baths, (2) if 4 or more full baths
**Note: Powder bath to be counted as 1/2 bath
**Located in garage unless city requires placement elsewhere

Hose Bibs 2 standard (frost-proof)

Icemaker Line Standard to kitchen refrigerator location



Shower Pan	Owners Bath	White fiberglass, per plan or plan option
Owners Bath Tub (per plan option)	White Vikrell tub, Sterling Ensemble™, 60" x 42" w/built-in apron	
Secondary Bath Tubs	5' white Vikrell	
Commodes	Western Pottery white elongated, Easy Height @ owner suite and powder	
Kitchen Sink	50/50 stainless steel undermount	
Kitchenette Sink	Moen® model GS221983B (drop-in)	

Plumbing Fixtures

Kitchen/Kitchenette Faucet	Moen® Torrance® One Handle Chrome	7081
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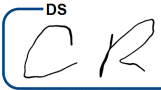
Moen® Seena Chrome	A04A (403)	A06A (405)	A07A (406)	N41H (428)	A42H (430)	A43H (431)	A45H (433)	A46H (434)
4" One Piece Lav Posi-Temp® Tub/Shwr Posi-Temp® Shwr Roman Tub Spout	5010 T5153 T5152 T523	Owners Bath	Owners Bath	Owners Bath XSP Bath	Owners Bath	Owners Bath	Owners Bath	Owners Bath
4" One Piece Lav 4" One Piece Lav Posi-Temp® Tub/Shwr	5010 5010 T5153	Powder Hall Bath 2	Powder Hall Bath	Powder Hall Bath 2 Hall Bath 3	n/a Hall Bath	n/a Hall Bath	Powder Bed 4 Bath Hall Bath	n/a Hall Bath Hall Bath

*Room names may change by plan option selection

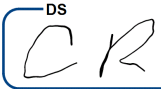
Frame Material

Built in accordance with local building codes

Sill Seal	STYROFOAM™ SILL SEAL Foam Gasket																	
Studs	2X4 SPF finger joint to 12'; If over 12' go to 2X6 2X6 SPF finger joint to 12'; #2 YP if over 12' plate Spacing - 16" O.C. if exterior wall or load bearing 24" O.C. if interior non load bearing																	
Plates	Bottom plate - pressure treated #3 YP on 1st floor, #3 SPF on second floor Top Plate - (2) 2X4 #3 SPF R/L or (2) 2X6 #3 SPF Radius wall bottom plate 4X8-3/4" ACQ treated CDX plywood Radius wall top plate 4X8-3/4" CD plywood (also used on 2nd floor bottom plate)																	
Pony Walls	2X4 #3 SPF R/L or 2X6 #3 YP (up to 4'; finger jointed #2 SPF over 4')																	
Temp Frame Bracing	2X4 #3 SPF R/L (used for blocking and furr downs after decking installed)																	
Headers	Material per engineered joist layout or span chart below Header Schedule: <table><tr><td>#3 YP</td><td>Span</td><td></td></tr><tr><td>2-2X6's</td><td>between 0'-0" and 4'</td><td></td></tr><tr><td>2-2X8's</td><td>between 4'-1" and 6'</td><td>ALWAYS USE 2X12'S</td></tr><tr><td>2-2X10's</td><td>between 6'-1" and 8'</td><td>IF 2ND FLOOR ABOVE</td></tr><tr><td>2-2X12's</td><td>between 8'-1" and 10'-0"</td><td></td></tr></table> Note: Openings over 10' need to be reviewed for an engineered beam			#3 YP	Span		2-2X6's	between 0'-0" and 4'		2-2X8's	between 4'-1" and 6'	ALWAYS USE 2X12'S	2-2X10's	between 6'-1" and 8'	IF 2ND FLOOR ABOVE	2-2X12's	between 8'-1" and 10'-0"	
#3 YP	Span																	
2-2X6's	between 0'-0" and 4'																	
2-2X8's	between 4'-1" and 6'	ALWAYS USE 2X12'S																
2-2X10's	between 6'-1" and 8'	IF 2ND FLOOR ABOVE																
2-2X12's	between 8'-1" and 10'-0"																	
Header Filler	Exterior:	1/2" rigid foam insulation sheathing with greater than or equal to an R3 insulative value																
	Interior:	OSB filler																
Corner Bracing	Red Thermo-ply® or OSB per engineer design taped at all seams																	
Stair Stringers	2X12 #2 YP																	
Stair Risers	2X6 #3 YP																	
Stair Treads	2X12 #3 YP, flush nosing																	
Stair Landings	Frame out of 2X6 #3 YP, 3/4" OSB subfloor (glued and screwed)																	
Radius Stair Treads	1 1/8" Sturdi Floor™																	
Floor Joists	Weyerhaeuser Trus Joist® Silent Floor® joist system with 3/4" OSB banding																	
Furr Downs	2X4 R/L and 7/16" OSB																	
Ceiling Joists	Note: Spans are to inside of walls Material per engineered joist layout Limited attic storage within 10' of attic access, and within garage ceiling only																	
Beams	Combination of #2 YP and/or engineered beams per design/layout																	
Garage Beams	Combination of #2 YP and/or engineered beams per design/layout																	
Sub Floor	3/4" OSB T&G, glued and screwed																	



HVAC/Storage Decking	3/4" OSB, nailed every 6" O.C.										
Rafters	<p>Rafter sizes are based on a horizontal projected span and a 24" o.c. application</p> <p>Material spans and bracing are per engineered roof plan or span chart below</p> <table><tr><td colspan="2"><u>Max. Un-braced Span Chart</u></td></tr><tr><td>2X6 #2 YP</td><td>up to 10'-7"</td></tr><tr><td>2X8 #2 YP</td><td>up to 13'-4"</td></tr><tr><td>2X10 #2 YP</td><td>up to 15'-10"</td></tr><tr><td>2x12 #2 YP</td><td>up to 18'-8"</td></tr></table> <p>If the rafter length is greater than 24', #2 fir may be used up to 30'</p> <p>Rafters must be braced if the span exceeds the above chart (see purlins)</p> <p>At brick on wood locations, treated #2 YP (tripled) may be required (per city specs)</p> <p>See detail sheet for material usage in special locations (i.e. box out windows)</p>	<u>Max. Un-braced Span Chart</u>		2X6 #2 YP	up to 10'-7"	2X8 #2 YP	up to 13'-4"	2X10 #2 YP	up to 15'-10"	2x12 #2 YP	up to 18'-8"
<u>Max. Un-braced Span Chart</u>											
2X6 #2 YP	up to 10'-7"										
2X8 #2 YP	up to 13'-4"										
2X10 #2 YP	up to 15'-10"										
2x12 #2 YP	up to 18'-8"										
Ridges/Hips	#2 YP and at least 1 size larger than rafters running into it depending on pitch										
Purlins	#3 YP (2X6) unless city requires brace to be equal the size of the rafter it is supporting										
Hip/Ridge/Purlin Braces	<table><tr><td colspan="2"><u>Height of Brace</u></td></tr><tr><td>2x4 "T" Brace</td><td>1' to 10'</td></tr><tr><td>2x6/2x4 "T" Brace</td><td>11' to 20'</td></tr><tr><td>2x8/2x6 "T" Brace</td><td>21' to 30'</td></tr></table>	<u>Height of Brace</u>		2x4 "T" Brace	1' to 10'	2x6/2x4 "T" Brace	11' to 20'	2x8/2x6 "T" Brace	21' to 30'		
<u>Height of Brace</u>											
2x4 "T" Brace	1' to 10'										
2x6/2x4 "T" Brace	11' to 20'										
2x8/2x6 "T" Brace	21' to 30'										
Strongbacks	#3 YP (2X6 & 2X4) unless city requires brace to be equal the size of the ceiling joist										
Ridge/Hip Bracing	Per brace chart										
Cornice Material											
Siding	<p>Cemplank® fiber cement lap siding, Traditional Cedar texture, 8-1/4"</p> <p>**Note: Per plan location, HardiePanel® Stucco vertical siding may be substituted for lap siding</p>										
Sheathing	Green Thermo-ply® or Energy Brace® taped at all seams										
Subfascia	2X4 #3 SPF R/L										
Lookouts	2X4 #3 SPF R/L										
Soffit Banding	1X4 #3 YP R/L										
Brick/Stone Frieze Nailer	2X2 #3 SPF R/L										
Drip Edge	1X2 metal drip only										
Gable Diamonds	Soffit, fascia, or siding material, cut to match roof pitch										
Fascia	<p>Cemplank® fiber cement, Traditional Cedar texture, 6-1/4" w/ metal corners</p> <p>**Note: When fascia exceeds width of 6-1/4" due to architectural design, fiber cement textured siding or soffit material will be substituted</p>										
Frieze/Trim Boards	4"X3/4" MiraTEC™ (trim boards may be 6", 8", 10", or 12" per plan elevation)										
Ext. Window Trim (in siding)	4"X3/4" MiraTEC™ base, with a 2"X3/4" MiraTEC™ "Picture Frame"										
Vertical Brick/Stone Frieze	6"X3/4" MiraTEC™										
Soffit	HardieSoffit® Vented Cedarmill© in horizontal areas with Non-Vented Cedarmill© in vertical and all porch/patio locations										
Garage Head/Jamb	2X8 #2 YP										
Interior Siding Block	2"X3/4" MiraTEC™ (use on exterior, inside corners to butt siding against)										
Flashing	<p>Z-bar flashing above windows in siding areas with limited overhang (vertical distance more than width of soffit)</p> <p>Thermo-ply® sheathing or poly above windows and doors in brick areas</p> <p>6" flashing tape around all windows; Zipflex tape to form sill pan</p>										
Soffit Joints	Screen moulding										
Poly	6 mil poly between pieces of horizontal sheathing, all frame corners, and brick ledge										
Porch/Patio Columns	Structurally engineered posts (per plan)										
Shutters, Field-Built	1X rough cedar (per plan)										
Roof Decking	7/16" OSB or equivalent substitute with Simpson (PSCL) deck clips										
Roofing											
Shingles	GAF Timberline HDZ, 30 Year: color-Weathered Wood										
Felt/Valleys	#15 felt under shingles										
Drip Edge	Galvanized metal										



Venting Low profile CT slant back vent SLP61 or equivalent substitute

Windows Energy efficient insulated vinyl windows with low-E366 glass w/ Argon; divided lite on front elevation and as noted per plan; full lite on sides and rear
Sandstone frames
Obsure glass in owners bath windows

Brick Brick Group 1 (Triangle A)
Coverage per plan, city's minimum requirement and/or deed restrictions
Address block 6"X12" Precast

Natural Stone (Standard or optional per plan) Group 1 std; upgrades available

Mortar Color Buff in brick areas; buff in natural stone areas per plan option; 3/8" joints; no raked joints

Mailbox Metal cluster mailbox, locations to be determined by US Postal Service

All Appliances to be GE®	Disposer	1/2 HP	N/A	GFC525V
	Dishwasher	Dishwasher with Front Controls	Stainless	GDF510PSRSS
	Gas Range	30" Free-Standing Gas Range	Stainless	JGBS60REKSS
	Microwave/Vent Hood	1.6 Cu. Ft. Over-the-Range Microwave Oven	Stainless	JVM3162RJSS
All Appliances to be GE® Gourmet Kitchen Layout	Disposer	1/2 HP	N/A	GFC525V
	Dishwasher	Front Control w/Sanitize Cycle & Dry Boost	Stainless	GDT645SSNSS
	30" Gas Cooktop	30" Built-In Gas Cooktop with 5 Burners and Dishwasher Safe Grates	Stainless	JGP7030SLSS
	30" Single Oven	30" Smart Built-In Self-Clean Single Wall Oven with Never-Scrub Racks	Stainless	JTS3000SNSS
	Microwave	2.2 Cu. Ft. Built-In Sensor Microwave Oven	Stainless	PEB7227ANDD
	Microwave Trim Kit	30" Built-In Trim Kit	Stainless	JX7230SLSS
	30" Vent Hood	30" Under The Cabinet Hood	Stainless	JVX3300SJSS
Kitchenette	Disposer	1/2 HP	N/A	GFC525V
	Dishwasher	Dishwasher with Front Controls	Stainless	GDF510PSRSS
	Microwave	2.2 Cu. Ft. Built-In Sensor Microwave Oven	Stainless	PEB7227ANDD
	Microwave Trim Kit	30" Built-In Trim Kit	Stainless	JX7230SLSS

Light Fixtures Exterior Light Fixtures

Double Flood; location(s) per plan	BP4-NAT W/ standard bulbs
Front Coach; location(s) per plan	P6073-31
Front Porch Ceiling	LED disc(s), per plan (SG 14330S-15)
Rear Patio Ceiling	
Garage Service Door (opt)	P5607-31
Extra Suite Plus Exterior Door (opt)	
Rear Patio Wall	

Interior Light Fixtures

Focal Areas	Entry	LED disc
	Dining Area	P4627-09 or LED disc(s) (per plan)
	Dining Room	P4441-09
	Extra Bath 2 Vanity	P2708-15
	Owners Bath Vanity	
	Secondary Bath(s)	P2707-15
Non Focal Areas	Extra Suite	P3817-09
	Gameroom	
	Great Room	
	Home Office (per plan)	
	Media Room	
	Owners Suite	
	Secondary Bedrooms	
	Hall Wall Sconce/s (per plan)	P7181-09
	Above Stair	LED disc(s), per plan (SG 14330S-15)
	Balcony / Catwalks	
	Extra Suite Plus	
	Hall(s)	
	Kitchen	
	Laundry Room	
	Owners Bath Ceiling	
	Owners Suite Closet(s)	
	Pantry	
	Rotunda	
	Secondary Bath Ceilings	
	Secondary Closet(s)	
	Under Stair Closet (per plan)	
	Garage Ceiling (per plan)	Keyless

* all LED discs and pendant lights labeled "per specs" are optional

Security (optional)

DS
CR

- 1 master control panel with backup power supply
- 1 digital keypad located at house-to-garage door
- 1 internal siren
- 1 motion detector
- Up to 4 perimeter doors wired (operable windows are a buyer option)

Smart Home Automation

- 1 Brilliant Smart Home Control (2 Switch Control) installed at Kitchen or Great Room
- 1 Ring Video Doorbell Pro
- 1 Amazon Echo Dot
- Post closing professional Smart Home setup meeting (buyer must have active WiFi service enabled)

Structured Wiring

- 1 - 20" Primex plastic panel with door
- 2 - Internet/Television (Cat5/RG6) jacks located at Great Room & Owners Suite (plus 1 with media or gameroom, per plan, for a total of 3)
- 1 - Internet/Telephone (Cat5/Cat5) located at Home Office (plus 1 with HOVHUB, per plan, for a total of 2)
- 2 - RG6 Coaxial cables and 2 Cat5E Cables from DMARC
- 1 - RG6 Coaxial cables from Panel to Attic (for Satellite TV / Antenna)
- 1 - Wireless access point prewire (Cat5)

Speaker Wiring

Media rooms (std or opt) prewired for 7.1 surround sound and projector plug

Garage Door(s) & Opener(s)

Wayne-Dalton® model 5120 , 16X7, 8X7 or 9x7 (per plan) insulated sectional door with wood grain finish
Painted on exterior only
ReliaG® Pro Series Model 1028 (½ HP) garage door opener, 1 remote per bay

Insulation

Ceilings	R-44 blown	Rafter/joist combinations	R-22 unfaced batt
Non-blowable areas (vaulted ceiling)	R-22 unfaced batt	Non-blowable areas (other than vaulted ceilings)	R-38 unfaced batt
Exterior walls, 2x4	R-13 unfaced batt	Exterior walls, 2x6	R-19 unfaced batt
Knee walls, 2x4	R-13 unfaced batt	Knee walls, 2x6	R-19 unfaced batt

Install shall achieve RESNET-defined "Grade 1 install"
Air Sealing Polyseal (or caulk) all door, window, sill plate and mechanical penetrations
Energy Testing Blower Door test performed to measure the air leakage rate of the home

**Plans with Extra Suite Plus - sound barrier insulation at extra suite (bedroom) walls/ceiling common to other living areas (not including extra suite plus or extra bath)

Fireplace (plan opt)

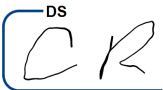
Fireplace Box Type	Heatilator®, NDV42361 Novus 36" Direct Vent unit with fixed glass, glass logs and an outside air kit
Mantel/Surround/Hearth	Group 1 floor tile w/ paint grade 8" box mantel (per detail)

Trim

Base (AC Space)	623 MDF
Casing	623 MDF Casing locations: around doors, under Bar tops & Window Stool.
Shelving	1X12 filled edge (shelf on top only of double closet shelves) 1X12 or 1X16 filled edge shelving per plan at linen closets, and pantry
Cleat material	1X2 MDF on sides and back of shelf only locations, on back of shelf with rod 1X4 MDF on sides of shelf with rod or rod only locations to support rod bracket Vertical 1X4 MDF to support rod/shelf support as needed
Window Stool	5-1/4" FJWP w/ casing below at 2X4 walls 7-1/4" FJWP w/ casing below at 2X6 walls **Note: Any transom windows will have a drywall return and will not receive window stool
Box Windows	MDF w/ routed edge, casing below
Niches	Drywall cap
Plant Shelves	Drywall cap
Laundry Room	1X12 filled edge shelving NO rod
HOVHALL	Valets (per plan/plan option): field built per valet detail Drop Zone (per plan/plan option): see cabinet section

Doors

Front Door	Square Top	3'-0" X 8'-0" 2 Panel Square fiberglass w/ FJWP jamb (unless otherwise noted on plan), preweatherstripped, adjustable threshold, double bored, casing on living side, brick mould on exterior
Ext Door @ Ext Suite Plus	Square Top	3'-0" X 8'-0" 2 Panel Square fiberglass w/ FJWP jamb (unless otherwise noted on plan), preweatherstripped, adjustable threshold, double bored, casing on living side, brick mould on exterior
Interior Doors		6'-8" Smooth 5 Panel HC w/ MDF jamb, paint grade Note: Ball catch doors used at all twin door locations unless it is the door to the owners suite



Walk-in Attic Access Doors	6'-8" Smooth 5 Panel SC w/ FJWP jamb, paint grade, preweatherstripped, adjustable threshold, single bored, casing on living side Note: Some attic access doors may be shorter, due to raised beams within a wall cavity or dropped ceilings, or flush-faced based on location (ex: in a closet)
Pull Down Access Doors	Interior: 250# pull down, double "wrapped", weatherstripped
House to Patio	6'-8" or 8' (per plan) full light (1-light) metal w/ FJWP jamb, insulated glass, preweatherstripped, adjustable threshold, double bored, casing on living side, brick mould on exterior
Laundry Room to Garage	6'-8" solid core hardboard slab door w/ FJWP jamb, preweatherstripped, adjustable threshold, single bored, casing on both sides
Living Area to Garage	6'-8" Smooth 5 Panel SC w/ FJWP jamb, preweatherstripped, adjustable threshold, single bored, casing on both sides

Stair Parts

Stair rail to be installed with either half wall, open rail or a combination of both (per plan layout)

Half Wall Locations:		
	Vendor	Trim Carpenter
	Handrail	1/2 walls with MDF cap, casing below
	Wall rail	6010 oak handrail; black satin wall brackets every 4'
	Stair Skirt	1X12 MDF w/routed edge
Open Rail Locations (package option only):		
	Vendor	Premier Stairs
	Handrail	6010 red oak, stained, mitered rail at all wall rail jogs and wall mounts
	Wall rail	6010 red oak handrail; black satin wall brackets every 4'
	Newels	V-groove square post
	Cap & Riser	MDF - Paint grade cap & riser
	Stair Skirt & Apron	Straight 3/4" square edge mdf skirts and aprons Bent 1/4" MDF with PM7 on skirts and aprons
	Rosettes	Square rosettes
Signature	Starter Step Balusters	3" red oak V-Groove newel (4140) face mounted with squared red oak tread and riser Metal Pattern P-10A-R (all plain round) in satin black without shoes
Hearth	Starter Step Balusters	3" red oak V-Groove newel (4140) face mounted with squared red oak tread and riser Metal Pattern P-10A in satin black with R05 round polymer shoes
Contemporary	Starter Step Balusters	4-1/2" red oak V-Groove newel (4190) side mounted with 3 piece miter and square oak tread with red oak plywood riser Metal pattern M-11A in satin black with R05 round polymer shoes

Hardware

Front Door	Kwikset® "Dakota" - satin nickel (SN)
Deadbolts	Single throw (SN) on patio and garage service doors (per plan), excludes garage to living
Exterior Knobs	Kwikset® "Polo" keylock (SN) on patio, garage to house, garage service (per plan), and attic access doors (per plan)
Interior Knobs	Kwikset® "Polo" knob - satin nickel (SN)
Privacy Knobs	Owners Suite (twin doors will have 1 privacy and 2 dummies), extra suite, commode room, all secondary baths Note: "Jack and Jill" baths receive privacy knobs on "wet area" doors only
Dummy Knobs	On all twin doors w/ball catch, both sides of twin door to owners bath, media room and home office (per plan)
Passage Knobs	All other locations
Closet Rods	Pine, Stained
Seasonal Closet Rod	Per plan location or buyer option
Door Stops	Satin nickel finish mounted on base board; hinge stops used only if necessary
HOVHALL	Valets (per plan/plan option): HAR 36630 SN coat hooks

Bathroom Hardware

Moen Mason™ Collection Chrome	
1 - Toilet Paper Holder	YB8000CH(2) + YB8099CH

Cabinets

Vendor Allied Cabinets

Location	Finish	Base Height	Upper Height	Moulding
Kitchen/Kitchenette	Factory Finish	36"	36"	Group 1
Owners Bath/Extra Bath 2	Factory Finish	36"	n/a	n/a
Secondary Baths	Factory Finish	36"	n/a	n/a
Powder	See Plumbing Section	n/a	n/a	n/a

Notes:	
Hinge Type	Soft closing, fully concealed
Drawer Guides	Undermount full extension soft close
Hardware	Standard (AS-Knob-102 SATIN NICKEL)
Cabinet Backs	Yes

DS
C R

Door Style	Shaker
Kitchen	Appliance configuration: range w/ micro hood Cabinet above range: 24" X 15" Cabinet above refrigerator: 24" X 15" Corner cabinets: dead corners at base and upper cabinets Islands (per plan or buyer option): operable doors one side, base cabinets on sheetrocked 1/2 wall (no island wrap) Match House Valets (per plan/plan option): field built per valet detail Drop Zone (per plan/plan option): match house per plan detail; with group 1A countertop selection
Laundry Room (Opt)	
HOVHALL	

Countertops

Kitchen	Group 1A Selection with Double Eased (Flat) Standard Edge; 4" granite splash Raised bar (per plan) to match rest of kitchen countertops **Note: If window sill is above countertop sill will match countertop	
Kitchenette	Group 1A Selection with Double Eased (Flat) Standard Edge; 4" granite splash	
Laundry Room (Plan Opt)	Group 1A Selection with Double Eased (Flat) Standard Edge	
HOVHALL (opt, per plan)	Drop Zone (per plan/plan option) Valets (per plan/plan option)	Group 1A Selection with Double Eased (Flat) Standard Edge Field built MDF
Countertop Type	A04A (403)	A06A (405)
Cultured marble: Group 1 selections, white on white matte finish, w/ square (finished) edge and round integral bowl	Owners Bath Hall Bath 2	Owners Bath Hall Bath
		A07A (406)
		Owners Bath Hall Bath 2 Hall Bath 3
		N41H (428)
		Owners Bath Hall Bath XSP Bath
		A42H (430)
		Owners Bath Hall Bath
		A43H (431)
		Owners Bath Bed 4 Bath Hall Bath
		A45H (433)
		Owners Bath Hall Bath
		A46H (434)
		Owners Bath Hall Bath

Wall Tile & Owners Bath
Wet Area Trim

Owners Bath / Extra Bath 2 Shower	Floor tile: Group 1 to 7'-0" above floor; with ceramic corner caddie **Note: If window sill is within a shower less than or equal to 5' from the finished floor, sill will be cultured marble to match countertops **Note: If window sill is within a shower greater than 5' from the finished floor, sill will be tile to match shower surround
Owners Bath / Extra Bath 2 Shower Seat	(Per plan) Cultured Marble; upgrade to match countertop selection
Owners Bath / Extra Bath 2 1/2 Wall Cap	(Per plan) Cultured Marble; upgrade to match countertop selection
Owners Bath / Extra Bath 2 Tub Surround	(Per plan or plan opt) Floor tile: Group 1; one full tile w/ max. height to 12" above tub (height may vary w/ selection and design)
Owners Bath / Extra Bath 2 Tub Skirt	White built-in apron, Sterling Ensemble™
Owners Bath / Extra Bath 2 Tub Window Sill	(Per plan or plan opt) Floor Tile: Group 1 to blend with owners bath tub surround material **Note: If window sill height is below top of tub surround, sill will be same material as tub surround **Note: If window sill height is above top of tub surround, sill will be FJWP (see trim section)
Secondary Bath(s)	Floor tile: Group 1 to 7'-0" above floor; with ceramic corner caddie
Kitchen/Kitchenette Backsplash	4" granite backsplash, no side splashes Backsplash will extend (per plan) to any butler's pantry, kitchen desk or kitchen prep

Drywall

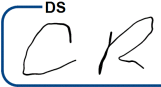
Round Corners	Throughout excluding bathrooms, windows, closets, garage and 45° corners
Ceilings	1/2" sag-resistant gypsum installed with screws
Walls	1/2" gypsum installed with screws
Garage	5/8" type "X" gypsum on garage common walls, under stairs, and all areas required by city code

Texture

Owners Bathroom	Splatter drag
Owners Bath Commode Room	Splatter drag
Formal Powder/Hall Bath	Splatter drag
Secondary Baths	Splatter drag
Kitchen/Dining Area	Splatter drag
Remainder of walls in living area	Splatter drag
All ceilings in living areas	Splatter drag
Garage walls and ceiling	Taped with one bed

Paint

Exterior Siding & Trim	PPG Speedcrl Exterior Latex Satin
Exterior Doors	PPG Speedcrl Exterior Latex Satin (Buyer Option) Stain grade front door; if selected, both sides of the front door will be stained Wood Door Stain: Gemini Alkyd Stain, PPG Speedline Lacquer Sealer & Finish
Exterior Rough Cedar	Flood Alkyd/Oil S/O Stain
Interior Walls & Ceilings	PPG Mopako Pro Interior Flat (47 Line) - 1 color throughout, Group 1 color selection
Interior Closet Walls	PPG Speedhide Pro EV Latex Semi-Gloss (12-510xi Series) - match Group 1 interior trim color selection



Interior Doors & Trim	PPG Speedhide Interior Latex Semi-Gloss (6-8510 Series) - 1 color throughout, Group 1 interior trim color selection
Stair Parts (per plan)	PPG Speedhide Interior Latex Semi-Gloss (6-8510 Series)stair skirt, stair caps/risers - match Group 1 interior trim color selection Gemini Alkyd Stain, PPG Speedline Lacquer Sealer & Finish (on all oak / stain grade parts)
Garage	PPG Mopako Pro Interior Flat (47 Line) - match Group 1 interior wall color selection

Mirrors

Mirror Type	A04A (403)	A06A (405)	A07A (406)	N41H (428)	A42H (430)	A43H (431)	A45H (433)	A46H (434)
42" tall mirror, hold back 2" from edge of vanity top	Owners Bath* Hall Bath 2	Owners Bath* Hall Bath	Owners Bath* Hall Bath 2 Hall Bath 3	Owners Bath* Hall Bath XSP Bath	Owners Bath* Hall Bath	Owners Bath* Bed 4 Bath Hall Bath	Owners Bath* Hall Bath	Owners Bath* Hall Bath
36" rectangular over pedestal sinks (24X36)	Powder	Powder	Powder	n/a	n/a	Powder	n/a	Powder

*Includes knee space at owners alt spa bath

Shower Doors

Owners Shower Enclosure	Chrome, with standard clear glass, no special glass treatments; shower frame enclosure 72" in height
Extra Bath 2 Shower Enclosure	Chrome, with standard clear glass, no special glass treatments; shower frame enclosure 72" in height
Secondary Shower Enclosure	(Buyer option or per plan only) Chrome, standard clear glass; shower frame enclosure 72" in height

Fence

Type/style/materials	6' prestained cedar, board to board, metal posts with 2x6 cap 1x4 trim. 1 gate. No visible posts. 6' prestained cedar, board on board, metal posts with 2x6 1x4 trim on all open areas 6' wrought iron on specific lots per community guidelines
Picket placement	Will be at builder's discretion
Fence location	From the back corners of the house to the property line with the fence perpendicular to the home

Landscape

Per community package	
Landscape bed perimeter	Cut V-grove (no metal edging)
Sod	Full yard-Bermuda

Gutters

Aluminum gutters, including diverters, color-coordinated with exterior trim. Over front entries (as elevation permits) and rear entries (excluding covered patios); diverters over HVAC condenser locations

Sprinkler System

Standard	Control panel:	Mounted in garage linked to rain/freeze sensor
	Number of zones:	Based on lot size
	Type of system:	Pop-up or rotary spray heads; drip zone in beds and right-of-way

Flooring

Location	Flooring Type	Selection
Foyer	Tile	Group 1 Floor Tile Selections
Kitchen/Kitchenette	Tile	Group 1 Floor Tile Selections
Dining Area	Tile	Group 1 Floor Tile Selections
Laundry Room	Tile	Group 1 Floor Tile Selections
All Baths	Tile	Group 1 Floor Tile Selections
Mud Room/HOVHALL	Tile	Group 1 Floor Tile Selections
Extra Suite Plus Living Area	Tile	Group 1 Floor Tile Selections
Remainder of House	Carpet	Level 1 Selections w/ 6# 3/8" Carpet Pad

* If a dining area does not exist on the plan, the dining room will receive the flooring specified for the dining area

* Closet off of hard surface areas will be carpeted regardless of adjacent flooring type

* Underlayment under all second floor tile areas

* "Jack and Jill" bathrooms to have tile in wet area and dressing rooms

Extra Suite

Per plan or per plan option
Finish out consistent with secondary rooms/baths with the following notes or exceptions:
Extra Suite bath shower pan will be fiberglass (per plan)
Cabinet configuration will be per plan

Extra Suite Plus

Per plan or per plan option
Finish out consistent with owners suite/baths with the following notes or exceptions:
Cabinet configuration will be per plan
Extra Suite 2 bath shower pan will be fiberglass (per plan)
Kitchenette at Extra Suite Plus - refer to kitchenette specifications throughout
BS3-PW doorbell call button tied to existing chime with optional 2nd front door
**Plans with Extra Suite Plus - sound barrier insulation at extra suite (bedroom) walls/ceiling common to other living areas (not including extra suite plus or extra bath)

Termite Treatment

18"-24" borate treatment of first floor perimeter walls before insulation batts are installed
Taexx® Tubes in the Wall® installed in all first floor perimeter walls and plumbing walls, with exterior service port(s)

****K. Hovnanian Homes reserves the right to change the products used to construct your home to a similar substitute. ****

