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| Foundation | Poured Concrete |
| Framing | 2 x 6 Exterior Walls |
| Siding | CertainTeed vinyl siding and corner boards |
| Roof | Asphalt Architectural Shingles |
| Railings | Exterior: Wrought Iron, if required by code |
| Appliances | General Electric Stainless Steel: Propane Gas Range, microwave (up to 399 CFM vented to exterior), dishwasher and refrigerator (water line to refrigerator included) |
| Bath Fixtures | Kohler, comfort height toilets |
| Insulation | Insulation per code: R-21 walls, R-38 or greater attic |
| Front Stairs | Precast stone |
| Flooring | Carpet from Builder's selections, (1) color Prefinished 3 ^{1/4} " hardwood in 1st floor excluding bedrooms and baths Ceramic tile floors in laundry and baths, per Builder's selections Larger format, 12 x 24 floor tile installation included |
| Stairs | Carpeted, oak handrail with painted balusters |
| Hot Water Heater | 50 gallon hybrid, 80 gallon if plan has a whirlpool or soaking tub in master bath |
| Heat/AC | Propane Forced Hot Air and Air Conditioning |
| Cabinets | From Seacoast Cabinets, Homecrest |
| Interior Walls/Paint | Skimcoat plaster, Sherwin Williams flat paint, (2) colors, darker colors would be extra |
| Lighting Fixtures | (12) recessed lights, \$1500 fixture allowance, recessed light over master shower, two lights over island, smurf tube set up over fireplace |
| Electrical | 200 amp service |
| Driveway | Asphalt |
| Garage | Garage door openers and keypad |
| Kitchen Sink | Stainless steel, single bowl |
| Kitchen Countertop | Granite or Quartz from Builder's selections |
| Vanity Top | Granite or Quartz from Builder's selections |
| Interior Doors | Smooth two panel hollow core Masonite (painted), brushed nickel hardware |
| Master Bath | Site built tile shower with (2) corner shelves, tile from Builder's Selection, with semi-frameless glass door and light |
| Trim | Door and window casing, 3 ^{1/2} ", Baseboards 5 ^{1/4} " Crown molding in (2) rooms (dining, study or formal living room, plan dependent) |
| Exterior Doors | Metal |
| Attic Access | Pulldown |
| Shutters | Front of house, single windows, per plan |
| Windows | Silverline by Andersen vinyl windows |



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|-----------------|---|
| Deck | 10 x 10 pressure treated |
| Exterior Paint | Sherwin Williams |
| Sewerage | Private sewerage disposal system |
| Landscaping | Loam, rake and hydroseed. Rear yard to be 50' deep as possible. Other disturbed areas will be loamed, raked, seeded or wood-chipped at Builder's discretion. Foundation plantings by Builder. Includes irrigation system. |
| Telephone/Cable | Three phone and three cable, one cable to be wired over fireplace |
| Outdoor Spigot | Front and rear, frost free |
| Walkway | Concrete |
| Fireplace | Propane, zero clearance |
| Ceilings | 1st floor 9', 2nd floor 8', Textured finish |

Allowances include labor, materials and tax. Upgrades and change orders must be paid at time of order. Specifications are subject to change without notice and are subject to product availability. The Builder reserves the right to modify products and/or materials of similar or greater quality.

Updated 9/12/18.



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