



<b>Community Specific</b>	Foundation	Crawl space with brick on foundation
	Lot Clearing. Rough & Final Grading	Grading to include reworking storm drain
	Exterior Siding	Cement board- Board and batten on front, lap on the side
	Exterior Trim	Cement Board 1x6 trim
	Exterior Front Porch Posts	Four custom cedar wrapped wood posts on front po
	Ventilation	Vented soffit
	Termite Treatment	Wood Pre-treatment Certification
	Landscaping	Seed and Straw, foundation shrubs, & perninal plats
	HVAC	(2) 2.5 ton central heat & air
	Utilities	Underground powerlines
	Mailbox	Wood post w/steel mailbox
<b>Exterior</b>		
	Shutters	n/a
	Windows	Black marvin windows- white interior
	Front Door	Miranda 6 light
	Front Door Light	2 Exterior wall mount- 2 can in porch
	Rear/Side Door	Black Marvin 10' Sliding glass door to porch
	Rear/Side Door Light	4 Exterior wall mount, ceiling fan in covered porch
	Exterior Door Hardware	Black finishes
	Shingles	30 year Certainteed Shingles - Black, Metal accents Black standing seam
	Porch Type	Front Covered- concrete
	Porch and step Railing	Pressure treated wood railing if required
	Gutters	Aluminum 4"- Black
	Driveway and Sidewalks	Concrete driveway and walkway
Rear Stoop	Wood steps	
<b>Interior Lighting</b>	Fire Place	Electric fireplace
	Recessed Can Lights	8 Cans Kitchen/Living room,
	Foyer	Flush mount chandelier
	Dining Room	Chandelier
	Kitchen	Can lighting and island pendants
	Great Room	Can lighting
	Mud Room & Closet	(2) Flush mount LED
	Hallway	(4) can lighting in halls
	Owner Suite	Ceiling fan with 4 can lights

	Guest Suite	Flush mount- wired for ceiling fan
	Bedrooms Upstairs	Flush Mount-wired for ceiling/fan
	Loft	Flush mount
	Walk in closets	Strip lighting above door
	<b>Trim</b>	
	Interior Openings	Drywall wrapped
	Windows	Single hung Marvin black exterior white interior
	Baseboard	1x6 MDF
	Attic Access	Attic is finished- small door as desired
	Interior doors	2 panel flush
	Flooring	Luxury vinyl plank
	Drywall Finish	Smooth wall
	Interior Paint Walls	One main color TBD
	Interior Paint Trim	SW Extra White Gloss
	Closet Shelving	MDF Shelving board with wood rod
	Pantry Shelving	MDF Shelving boards
	Linen Closter shelving	MDF Shelving boards
<b>Kitchen</b>	Cabinets	White Shaker 42" uppers
	Kitchen Countertop	Granite Luna Pearl
	Backsplash	Tile backsplash with accent behind stove
	Faucet	Black pull down
	Sink	Stainless steel undermount
	Range Hood/Mircowave	Stainless steel
	Range	Stainless steel electric smooth top
	Disposal	0.5 hp garbage disposal
<b>Master Bath</b>	Cabinets	(2) vanity sink & linen cabinet in middle
	Countertops	Quartz
	Flooring	LVP living, carpet in bedroom
	Lighting	2-2 light vanity, light/vent fan combo
	Tub	Stand alone tub
	Tub Faucet	Wall mounted
	Vanity Faucet	Black finish
	Toilet	Chair height, eplonged bowel
	Mirrors	Frameless eased edge mirrors
	Tile	Marble Ceramic Tile shower surround with charcoal grout, 1 niche and custom seat
	Shower Door	Glass shower door
	Bath Hardware	Black hardware
<b>Laundry</b>	Cabinets	Sink base cabinet with shelves over laundry
	Hardware	Black hardware
	Flooring	LVP
	Lights	Flush mount
<b>Insulation</b>	Walls	R15

	Attic	R38
	Crawlspace	Vented crawlspace
	HVAC	Goodman
<b>Electrical</b>	Outlets and switches	Square/ Rocker Switches
	Garage door opener	3
	Flood lights	3 white flood lights
	Waterheater	Electric-50 gallon
	Hose bibs	3
	Framing	2x4 exterior
	Ceiling Height	9' first floor 8' second floor
	Roof	Shingles
	Exterior Sheeting	7/16" OSB with Tyvek or equal house wrap.