



**Exterior Features**

**1. Foundation – Per Subsurface Investigation & Engineering Analysis**

Foundation & crawl space constructed per soil type and engineer's recommendations. Engineer's letter(s) of observation to be provided at Closing.

**2. Foundation Waterproof - Per Subsurface Investigation & Engineering Analysis**

Engineer's letter of observation to be provided at Closing.

**3. Framing Materials**

Trim / Siding / Soffit: Truwood Smooth Board & Batt

Roof Trusses: Engineered Wood

Exterior Walls: Fire Rated DensGlass System Where Required and Standard  
7/16" OSB

Wrap: Barricade House Wrap and Seam Tape

Floors: Engineered Floor Trusses with 3/4" OSB T&G Sub-Floor Sheeting

Exterior Walls: 2x8 & 2x6

Stairs: Manufactured Wood with No Stringers

**4. Seamless Gutters & Downspouts**

Gutters: 5"

Material

Style

Downspouts: 2x3

Primed Galvanized Metal

Seamless

**Note:** Gutters provided where upper roof drain onto lower roof areas. Ground level downspouts connected to underground drains under concrete flatwork, as needed. 2' tip-ups provided for all downspouts terminating at grade unless connected to underground drain. Drip edge flashing installed at all horizontal roof locations.

**5. Concrete Flatwork**

Standard Interior:

Location: Garage.

4" thick Concrete applied over wire mesh, vapor barrier and 3/4" washed crushed rock with a Smooth Finish

Standard Exterior:

Location: Driveway, Porches, Patios & Walks

4" Concrete with applied wire mesh in a Broom Finish

Material: 4000 PSI



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**6. Roofing**

Shingle: Tamko 30-Year Dimensional with Ice & Water Shield – Rustic Black  
Metal: 24-Gauge Pre-finished Standing Seam Metal with 15” Panel Profile & Sharkskin Underlayment

**7. Windows & Sliding Glass Door(s)**

Manufacturer: Alpine 70 Series Windows & Sliding Glass Door  
Material: Fusion-Welded Vinyl Frame, Surrounded Low-E Insulating Glass For The Best In Energy Efficiency.

**8. Front Door**

Front Entry Door: ThermaTru 3' 0" x 8' 0" 5-Lite Flush Glaze

**9. Garage Doors**

Manufacturer: Ankmar Garage Door  
Size: 16' X 8'  
Model: Safeway 66 Textured Flush Steel with Long Panel Windows (4) Stacked  
Opener: Liftmaster Model 8365 chain drive opener with 2 remotes and keypad

**10. Exterior Lighting**

Balcony – Maxim 699412 Two Light Outdoor Wall Sconce (1)  
Front Porch – Recessed Can Light – 6”

**11. Landscaping**

Includes sod, sprinkler system, 1 ½” rock & 2 – 4” cobble w/ fabric, edging, tree (1) and shrubs (2)

**Interior Features**

**1. Appliances**

30" Freestanding Gas Range  
30" Over the Range Microwave  
24" Built-in Top Control Dishwasher  
36” French-Door Refrigerator  
Manufacturer: Samsung  
Color: Stainless Steel



## **2. Cabinets**

Manufacturer – Eclipse Cabinetry by Shiloh  
Style – Frameless “Metro” Door Styles Horizontal Textured Wood Grain Laminate.  
Color: Morning Fog. Box Construction - 3/4” Frameless w/ Gray Laminate Drawer Boxes, Soft-Close Drawers and Hinges. Professionally Designed & Installed.

## **3. Drywall**

<b><u>Location</u></b>	<b><u>Material</u></b>	<b><u>Finishes</u></b>
Garage walls & Ceilings	5/8” Drywall	Taped only
Tub & Shower Areas:	1/2” Dens Shield	
Other living area walls:	1/2” GWB	Orange Peel Texture (Walls primed prior to texture)
Interior Ceilings:	5/8” Drywall	Orange Peel Texture (Walls primed prior to texture)

### **Drywall Corner Beads:**

All outside corners including 3 sides of windows and bypass closets to have square corner bead installed.

## **4. Heating / AC**

Manufacturer: Goodman Furnace & A/C  
Furnace Size: Per Manual D and J Design- 96% 60,000 BTU  
AC Size: Per Manual D and J Design – Goodman 2.5 Ton 13 SEER  
Thermostat: Programmable Honeywell

## **5. Electrical System**

Square D circuit breaker panels; all wiring done in accordance to the 2017 National Electric Code. Includes one (1) 200-amp service and all necessary grounding and material required for this size service.





## **6. Fireplace**

Manufacturer – Napoleon Alluravision Electric Slim Model with Remote. Ember Bed Lighting with Seven Settings & Seven Temperature Settings

## **7. Plumbing Fixtures**

*Kitchen* Undermount Sink: Diamond Silgranite Super Single Bowl - Blanco 441768  
Sink Faucet: Delta Essa 9113-DST: Single Handle Pull-Down (Chrome)  
Disposal: Insinkerator 79030A-ISE - 3/4 HP

*Master Bathroom #1* Shower Base: Florestone 6032-1 Saflor Recess Shower Receptor  
Shower Trim: Delta Ashlyn Monitor 14 Series – T14264 (Chrome)  
Faucets: Delta Ashlyn 2564-MPU-DST Two Handle Widespread Faucet (Chrome)  
Undermount Lavatory: Nello CS-021 21”x 15” Rectangular (White)  
Toilet: American Standard 215AA104.020 (white) – 1.28 GPF with Elongated Soft-Close Seat.

*Master Bathroom #2* Shower/Tub: Sterling Three Wall Alcove Soaking Tub 71121120-0  
Shower/Tub Trim: Delta Ashlyn Monitor 14 Series – T14464 (Chrome)  
Faucet: Delta Ashlyn 2564-MPU-DST Two Handle Widespread Faucet (Chrome)  
Undermount Lavatory: Nello CS-021 21”x 15” Rectangular (White)  
Toilet: American Standard 215AA104.020 (white) – 1.28 GPF with Elongated Soft-Close Seat.

*Bathroom #3* Shower Base: Florestone 6032-1 Saflor Recess Shower Receptor  
Shower Trim: Delta Ashlyn Monitor 14 Series – T14264 (Chrome)  
Faucet: Delta Ashlyn 2564-MPU-DST Two Handle Widespread Faucet (Chrome)  
Undermount Lavatory: Nello CS-021 21”x 15” Rectangular (White)  
Toilet: American Standard 215AA104.020 (white) – 1.28 GPF with Elongated Soft-Close Seat. with Elongated Soft-Close Seat.

*Powder Room* Faucet: Delta Ashlyn DEL564MPUDST Single Handle Faucet (Chrome)  
Sink: Barclay Sophie 17” Wall Hung Sink  
Toilet: American Standard 215AA104.020 (white) – 1.28 GPF with Elongated Soft-Close Seat.

*Misc. / Mechanical Room* Water Piping: Cross-linked Pex  
Tankless Water Heater: Rinnai REU-N3237FF-US-N  
Standard Gas Piping: Furnace, Water Heater & Range  
Standard Washer Box in Laundry Room



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**8. Insulation**

Air Infiltration with foam sealant applied.

Exterior Walls: R-21 (fiber glass batt) with 4-Mil Plastic

Attic Ceiling Area: R-49 (fiber glass blown)

Rim Joist: R-21 (fiber glass batt)

Garage Exterior Walls R-21 (fiber glass batt)

Crawl Space Walls: R-19 Draped Blanket Insulation

Crawl Space Floor Area: 6-Mil Polyethylene Vapor Barrier

**9. Mirrors & Shower Doors**

Bathroom Mirrors: 1/4" Clear Mirror, Polished Edges & J Channel at Bottom.

Powder Room Mirror: Square w/ Mastic Install

Master Bathroom #1 Shower Door - Euro Style, Frameless, 3/8" Clear Glass.

Bathroom #3 Shower Door – Sliding Door, Semi-Frameless, 1/4" Clear Glass.

**10. Counter Tops**

Kitchen: 3-cm Quartz Slab with Finished Edge – Nustone (Steamboat) or Pental (Seashell)

Master Bathrooms / Secondary Bath: 3-cm Quartz Slab with 4" Backsplash

**11. Interior Trim**

House to Garage / Mechanical Room: Fire Rated, Solid Core

Interior Doors: Hollow Core 8'0" Paint Grade (Flush Slab)

Base: Paint Grade Material: 5" MDF Baseboard (Square Profile)

Casing: Paint Grade Material: 3 1/2" Hemlock Flat Stock (Square Profile)

Shelving & Closet Rods: MDF Shelving w/ Metal Adjustable Closet Rods.

Stair Rail / Guard Rail – Powder Coated Metal (square profile, black)

**12. Finish Hardware**

Bath Accessories – Style and finish to match the shower/faucet in each bathroom. One TP holder per toilet, one towel ring per sink, one towel bar per bathroom (except powder)

Door Hardware – Schlage Century (front door) / Schlage Soltice lever (interior)



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**13. Flooring / Tile / Wall Tile (2 color schemes: warm or cool unit dependent)**

**Floor Surfaces:**

Entry / Landings / Study (Bedroom #3) / Living Room / Dining Room / Powder Room / Kitchen / Upper Hall / Master Bedroom #1 & #2 / WIC's: Triwest Paradigm Performer - Pecan (cool) or Ivory (warm) Rigid Core 5.3mm x 7" x 60" 12 Mil – Pad Attached Float

Stair Treads: Triwest Paradigm Performer - Pecan (cool) or Ivory (warm) Rigid Core 5.3mm x 7" x 60" 12 Mil - Flush Stair Nose (42" Tread Width)

Master Bathroom #1 & #2 / Bathroom #3 / Laundry: Mannington Audra Rigid Rectangle RGR431 with Pad – Vienna Mineral 5.5mm x 12" x 24" 12 Mil with Pad & Transition Strip

**Wall Tiles:**

Master Bathroom #1 Shower: Dal D-100 White 6 x 6 with 2 x 6 Trim Tile to Ceiling

Master Bathroom Liner: Emser La Vie Silver Mosaic 12 x 12 (2 rows vertical) **or** Emser La Vie Cream Mosaic 12 x 12 (2 rows vertical)

Master Bathroom #2 Tub/Shower Combo: Dal Tile D-100 White 6 x 6 with 2 x 6 Trim

Bathroom #2 Liner: Emser La Vie Silver Glass Mosaic 12 x 12 (1 vertical row) **or** Emser La Vie Cream Mosaic 12 x 12 (1 vertical row)

Bathroom #3 Shower: Dal Tile D-100 White 6 x 6 with 2 x 6 Trim

Bathroom #3 Liner: Emser La Vie Silver Glass Mosaic 12 x 12 (1 vertical row) **or** Emser La Vie Cream Mosaic 12 x 12 (1 vertical row)

**Backsplash:**

Kitchen: Arizona Tile Dunes Staggered Pearl 2 x 6" with Grout Prism 543 Driftwood **or** Arizona Tile Dunes Staggered Ivory 2 x 6" with Grout Prism 333 Alabaster - Set Horizontal / 18" high.

**14. Interior Lighting**

**Dining Room:** Livex Lighting 2712368 Four Light Chandelier – Black (1)

**Kitchen Pendants:** Dainolite 639313 LED Pendant – Black (2)

**Master Bedroom #1 & #2 Ceiling Fan / Light:** Wind River WR1462N, Droid LED 52" with Light & Remote – Black (1 per room) – Note: Study / Bedroom #3 pre-wire only (can lights provided)

**Master Bathroom #1 Vanity Light:** Maxim 2761350 Three Light Bath Vanity – Black

**Master Bathroom #2, Bathroom #3 / Powder Vanity Light:** Maxim 2761357 Two Light Bath Vanity - Black

**WICs / Laundry / Pantry:** Maxim 276910 LED Flush Mount - Black

**Mechanical Room / Storage Closet / Garage:** Keyless Light Fixture

**Recessed Can Lights:** Per Electrical Drawings





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**15. Paint**

Interior: Base, Case & Ceilings – Sherwin Williams: Extra White SW 7006

Interior: Walls – Sherwin Williams: Agreeable Gray SW 7029

Exterior: Facia, Soffit & Band – Sherwin Williams: Caviar SW 6990

Exterior: Board & Batt - Sherwin Williams: Gauntlet Gray SW 7019

Exterior: Front Door - Sherwin Williams: Color Varies Per Unit

***Front Elevation A – 1,740 Total Finished Square Feet***





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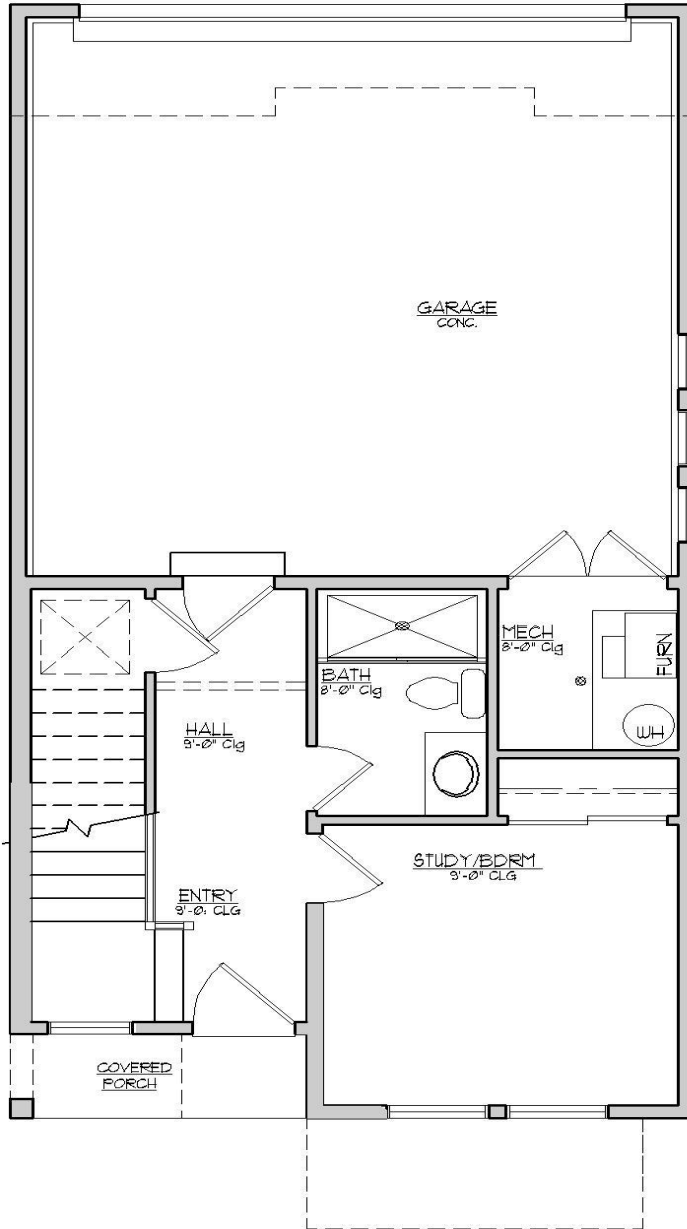
***Front Elevation B – 1,740 Total Finished Square Feet***





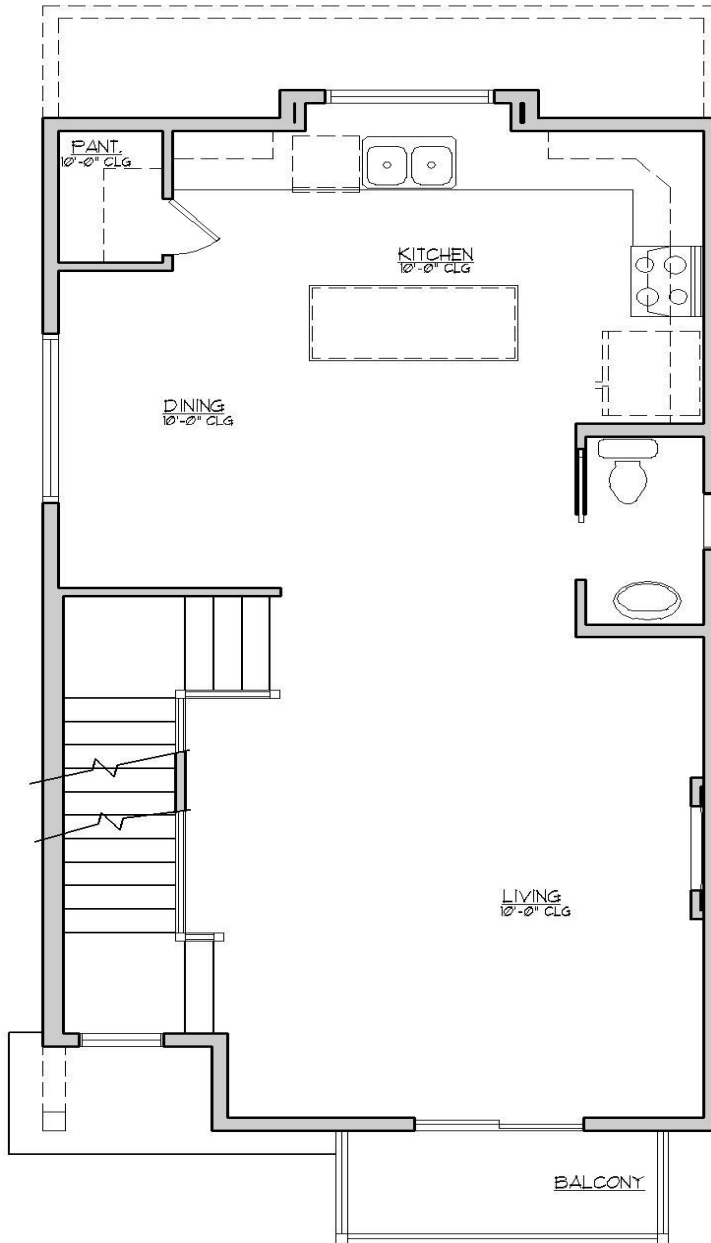


**Entry Level – 325 Finished Square Feet**



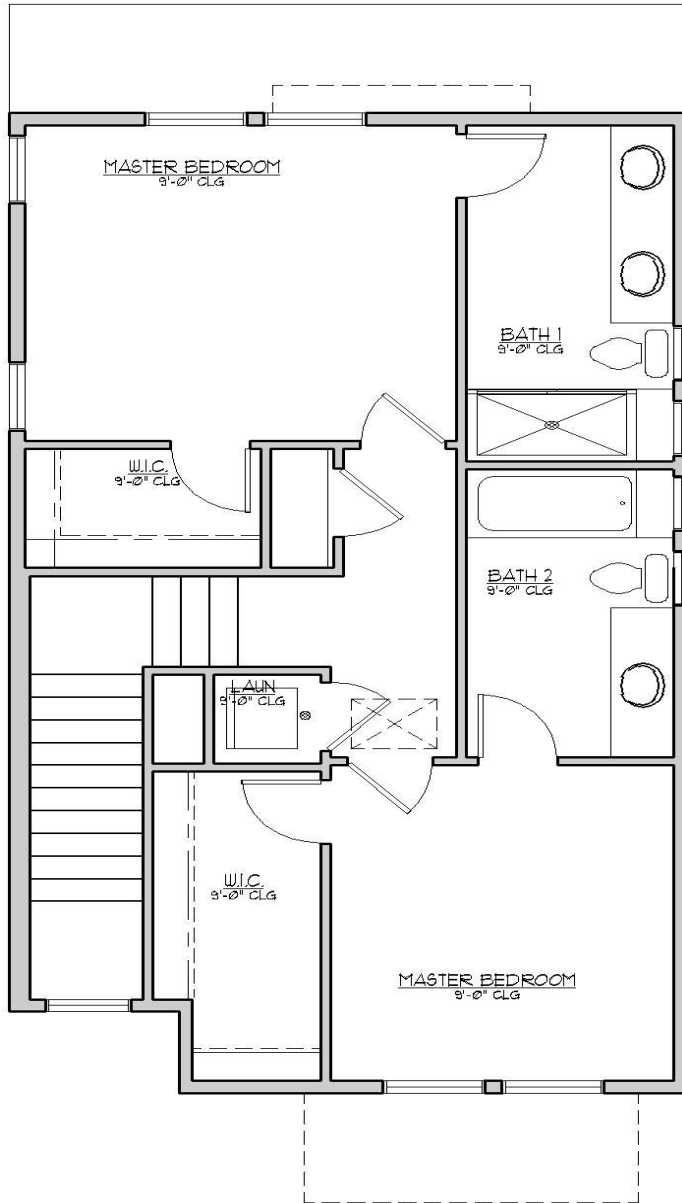


**Main Level – 710 Finished Square Feet**





### Upper Level – 705 Finished Square Feet







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**Purchase Price - \$515,000**