



Site Improvement (Not included in Home Base price)

- Building and other permits
- Sewer and water connection fees
- Impact fees
- Excess dirt hauling
- Final grading to sub-grading (only disturbed areas)
- sewer and water laterals
- gravel construction drive
- well, mound and septic systems
- Erosion control
- Dumpster/Cleanup
- Stone/Gravel Fill
- Surveys
- Landscaping
- Final driveway/walkway

Exterior

- Insulated basement walls 8' high. 8" thick pumped/Conveyed concrete with form-a-drain.
- Choice of name brand textured vinyl siding.
- Aluminum soffits and fascia.
- Insulated steel paneled overhead garage door.
- Architectural shingles with felt underlayment closed valley.
- Aluminum gutters, downspouts, and extensions.
- Quality brick or cultured stone selections per plan.
- Exterior Painting of standard window/garage wraps, front porch, front door, and both garage service and fire door.
- Fiber mesh concrete in stoops and garage floors.
- Schlage dead bolt locks on exterior doors.
- Outlets for exterior coach lights, garage & service door, front and rear doors.
- Two waterproof exterior electrical outlets.
- Two basement windows with screens and wells.
- Garage door openers (WiFi)
- Garage GFI outlet for utility purposes.
- 2 exterior hose bibbs

Standard Features



Interior

- Submersible sealed sump pump.
- 3 stubs in basement for full future bath
- Steel column and main beam support.
- Choice of Prestained oak colonial or flat, pine or white trim.
- Maple/Poplar colonial handrails, posts, and spindles per plan.
- Choice of solid core White Masonite doors or Oak flush.
- Closet jams cased in wood
- Bedroom closets with white wood double pole & shelf for more usable space.
- I-joist silent floor system.
- 3/4" Tongue and Groove OSB subfloor GLUED & NAILED.
- Schlage doorknobs (round) in choice of finish and privacy lock on all baths and master bedroom.
- Drywall finished in Pure white sand texture, orange peel or knockdown.
- Rounded or squared drywall corners
- Deluxe door chimes.
- Outlet for ceiling lights in all bedrooms.
- 6 recessed lights & 2 double switched ceiling fan installs
- 3 CAT-5 and 3 cable jacks.
- Smoke and Carbon Dioxide on all levels and in bedrooms.
- 200 Amp Electrical service.
- Direct vent heat circulating fireplace, colonial box mantle, raised hearth, cultured stone or brick facing 6' wide to mantle per plan.
- Pex plumbing system
- Drywall basement staircase.
- Light fixture allowance. NO MARKUPS.
- Generous flooring allowance. NO MARKUPS
- Appliance allowance NO MARKUPS.

Kitchen

- Aristokraft/Merillat select cabinets with soft-close hinges and glides and crown molding on 36" tall uppers
- Granite counter-tops with stainless steel undermount level 2
- Garbage Disposal
- Choice of gas or electric connection for stove
- Kohler faucet.
- Water shut off valves at sink.
- Ground protected outlets
- Computer designing for cabinetry available.
- Water line to refrigerator.
- Appliance allowance

Energy Savings

- R-50 Ceiling Insulation.
- R-19 Batt wall insulation w/ 2"x 6" construction.
- OSB & studded walls
- Smooth fiberglass exterior doors with weather stripping.
- Alliance vinyl windows & patio doors.
- Low E windows & patio doors. (excludes basement)
- House Wrap vapor barrier on ext. walls
- Sill sealer between foundation and framing.
- Energy efficient power- vent water heater.
- .95%+ high efficiency gas furnace Lennox/Carrier or name brand of equal value.
- Central air conditioning.
- Aluminum roof vent system in attic with louver soffit vents and vent tubes.
- Spray foam closed cell insulation in box sill.
- Cold air return in all bedrooms for max heat efficiency.

Bathroom

- Kohler/Sterling shower & tub/shower modules in choice of colors with curtain rods.
- Remnant granite/quartz counter-top
- Aristokraft/Merillat standard cabinets
- Kohler faucets
- Towel bars and tissue holders.
- Polished edge vanity mirrors
- Vented bath exhaust fan on separate switch
- Kohler posi-temp (Anti-scaled) valves in shower & tubs.
- Water shutoff valve at sinks & toilets.
- Kohler water saver toilets and shower heads.

Laundry

- Choice of 220 electric or gas for dryer.
- Exterior vent for dryer.
- Hook ups for washer and dryer
- Sink in laundry room per plan or located in basement (only if city sewer/water)
- Remnant granite/quartz counter-top

**PRODUCTS ARE SUBJECT TO CHANGE
WITHOUT NOTICE.
REVISED ON Jan 2026.**