



Elim

Intentional &  
Exceptional Design  
by D. Stone  
Builders

LOW MAINTENANCE TOWNHOMES IN THE HEART OF GREENSBORO - SELLING FROM THE MID \$400'S



Built and Developed by

**D. STONE**  
BUILDERS, INC.  
Building Exceptional Homes



Illustration is for illustrative purposes only. No warranty or representation is made as to the accuracy of the information contained herein. Illustration is not to scale & subject to verification.



BETTY SMITH  
336.451.4923  
betty.smith@allentate.com

SmithMarketingInc.com

JEFF SMITH  
336.215.7880  
jeff.smith@allentate.com





Illustration is for illustrative purposes only. No warranty or representation is made as to the accuracy of the information contained herein. Illustration is not to scale & subject to verification.



BETTY SMITH  
336.451.4923  
betty.smith@allentate.com

SmithMarketingInc.com

JEFF SMITH  
336.215.7880  
jeff.smith@allentate.com



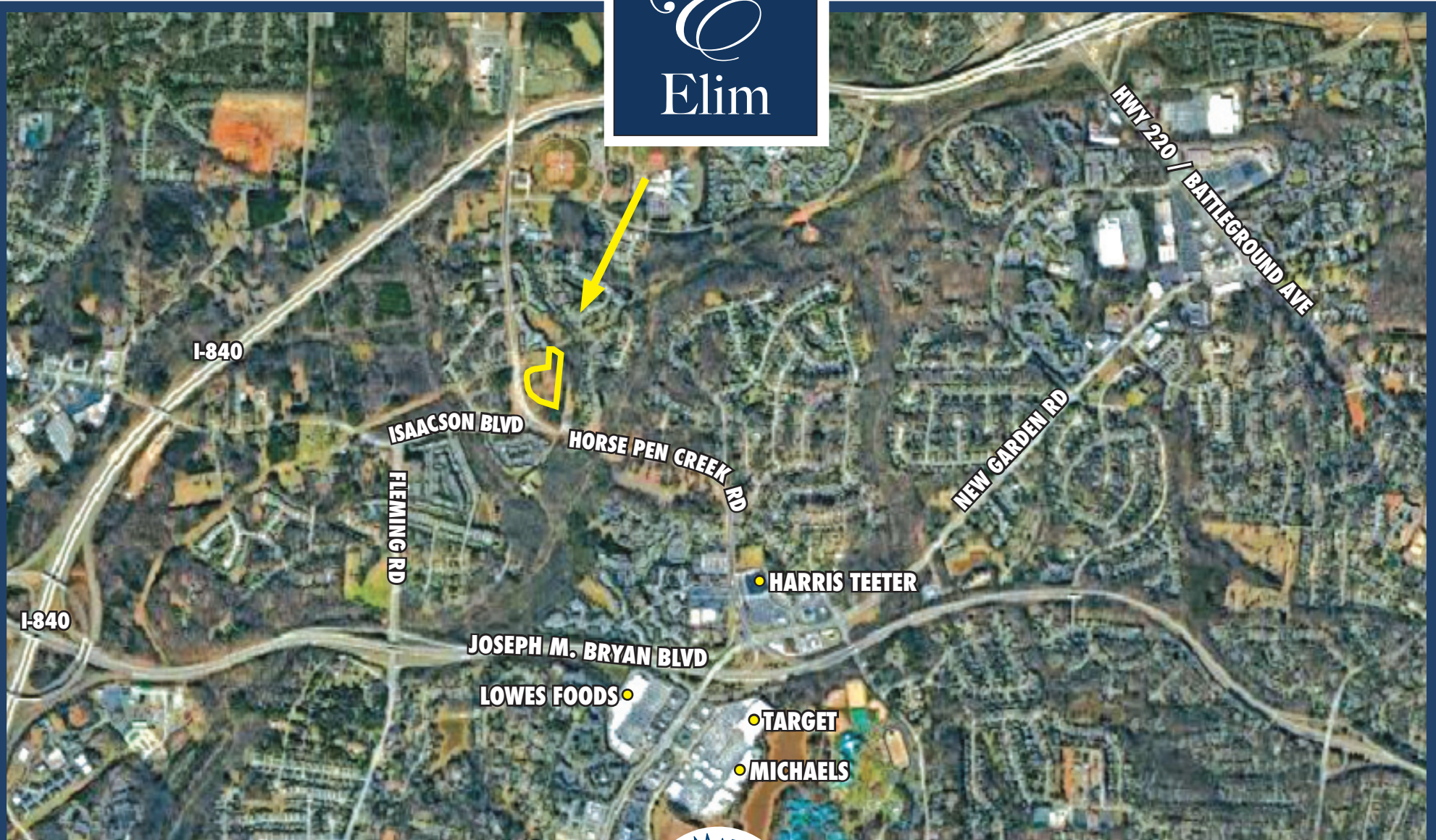


Illustration is for illustrative purposes only. No warranty or representation is made as to the accuracy of the information contained herein. Illustration is not to scale & subject to verification.

BETTY SMITH  
336.451.4923  
betty.smith@allentate.com

SmithMarketingInc.com

JEFF SMITH  
336.215.7880  
jeff.smith@allentate.com

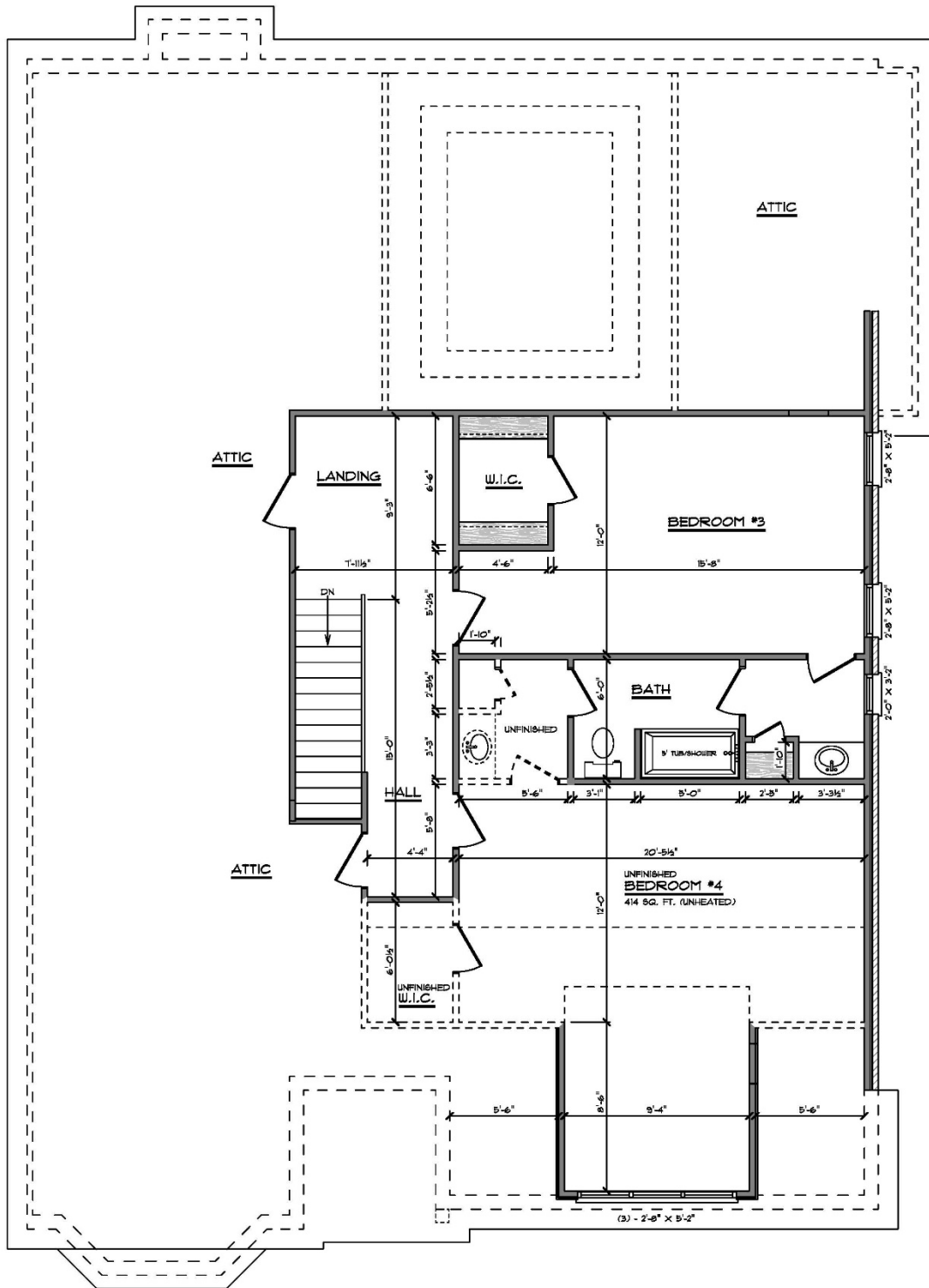




**EXTERIOR – THE BIRCH**







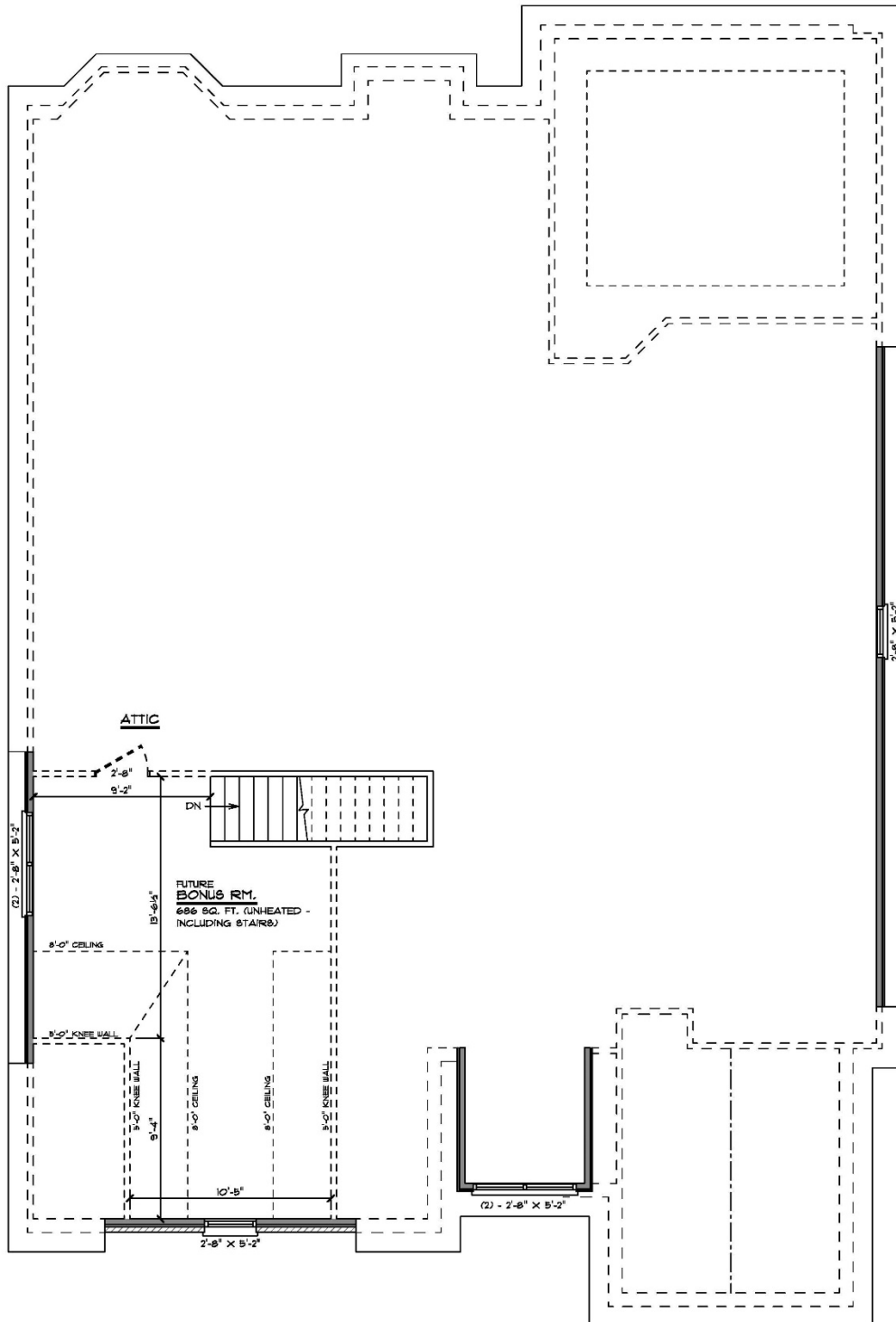
## SECOND FLOOR – THE BIRCH



**EXTERIOR – ELM-A**





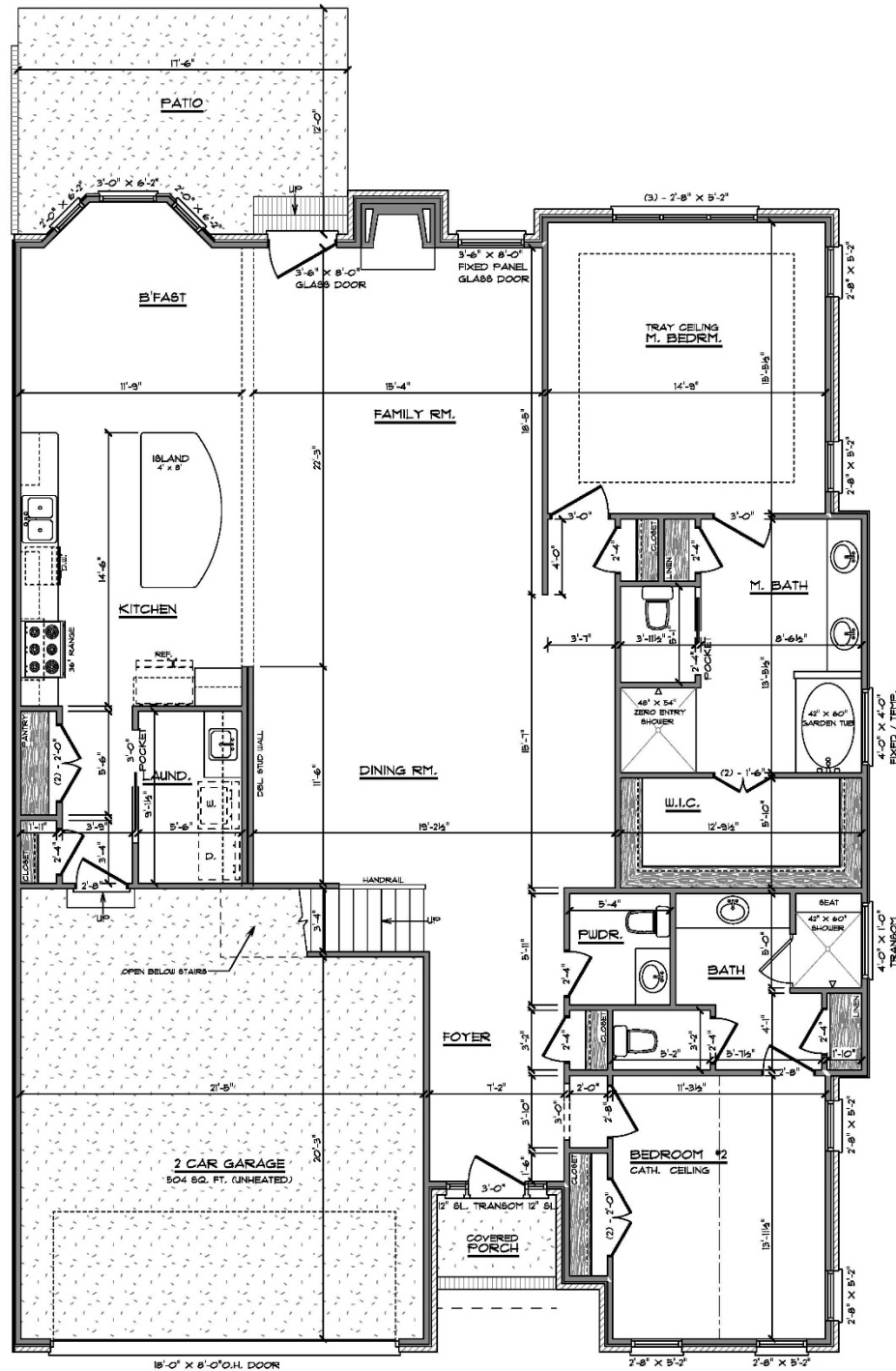


## SECOND FLOOR - ELM-A



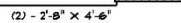


**EXTERIOR – ELM-B**



## FIRST FLOOR – ELM-B





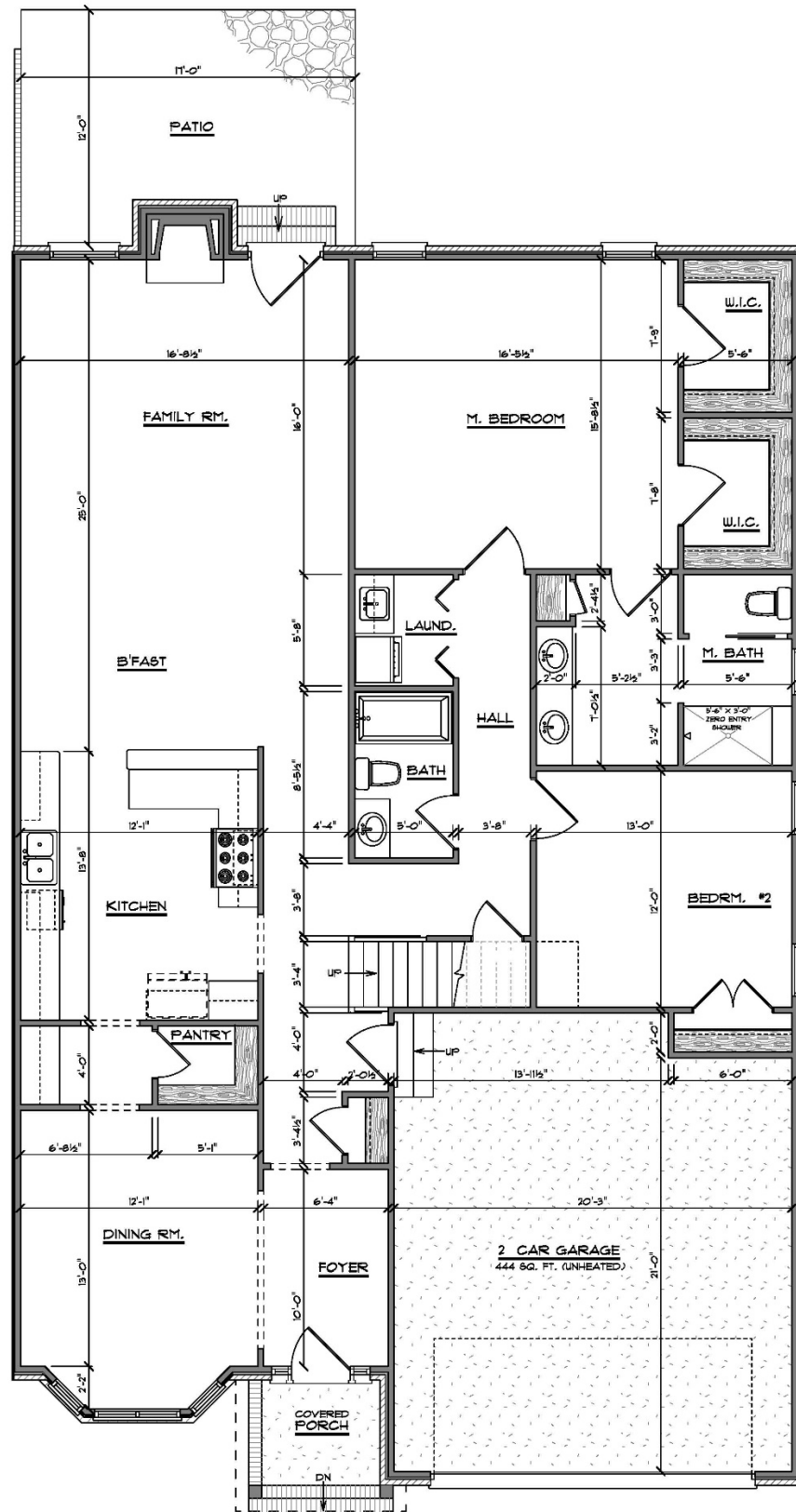
## SECOND FLOOR – ELM-B

Plans subject to change without notice. Updated 4.1.21.

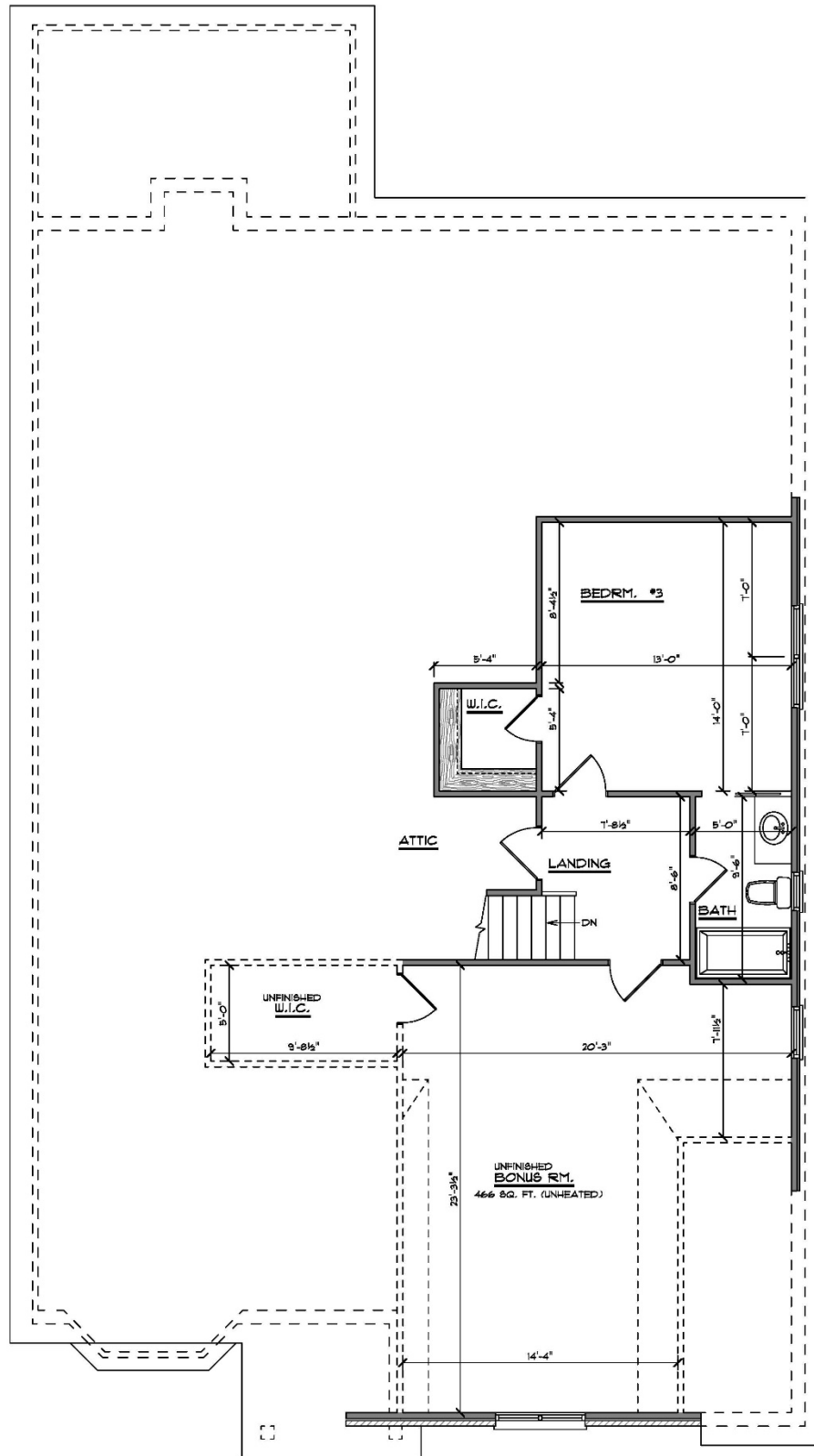


**EXTERIOR – HOGAN**





### FIRST FLOOR – HOGAN

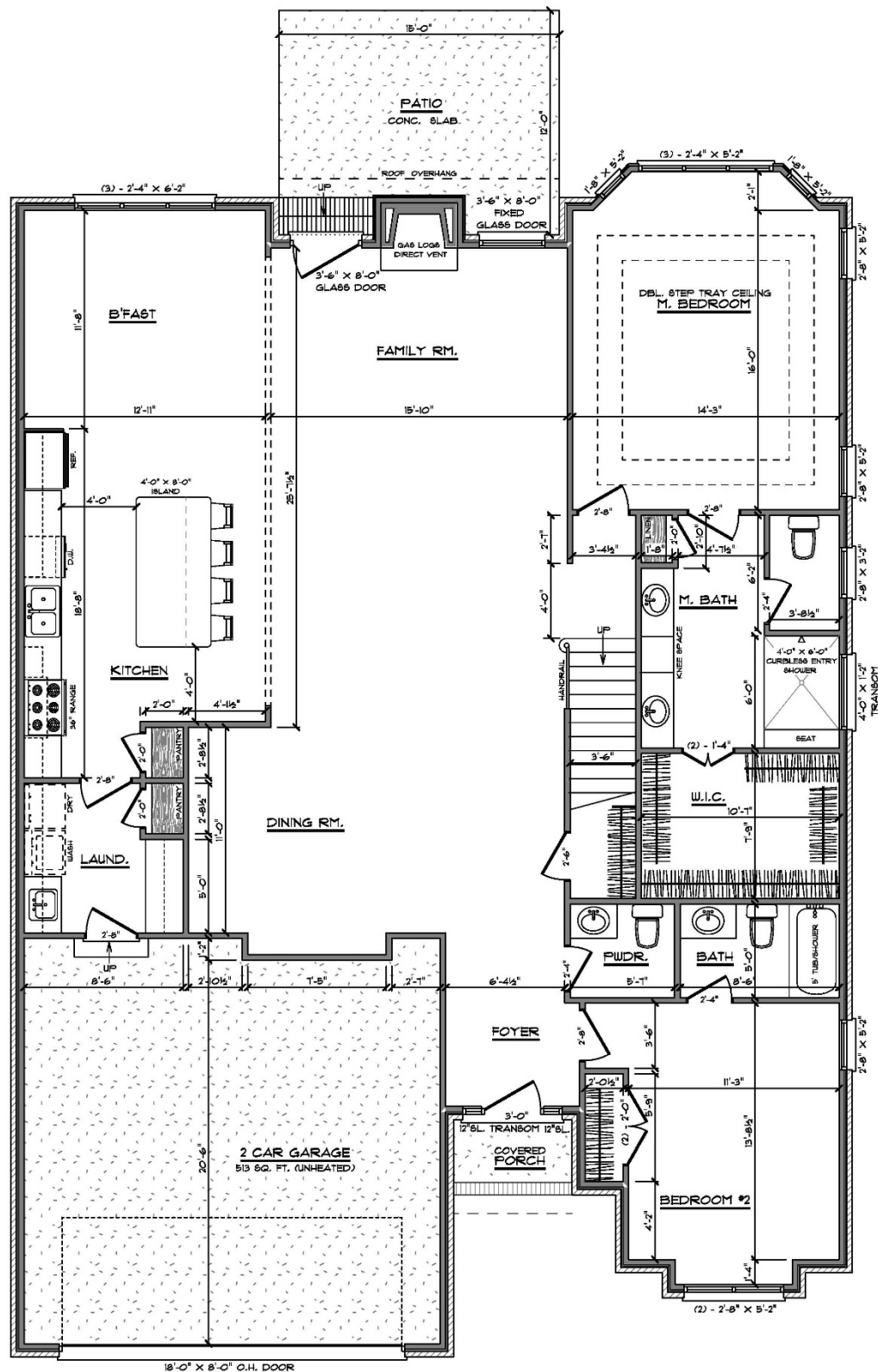


## SECOND FLOOR – HOGAN



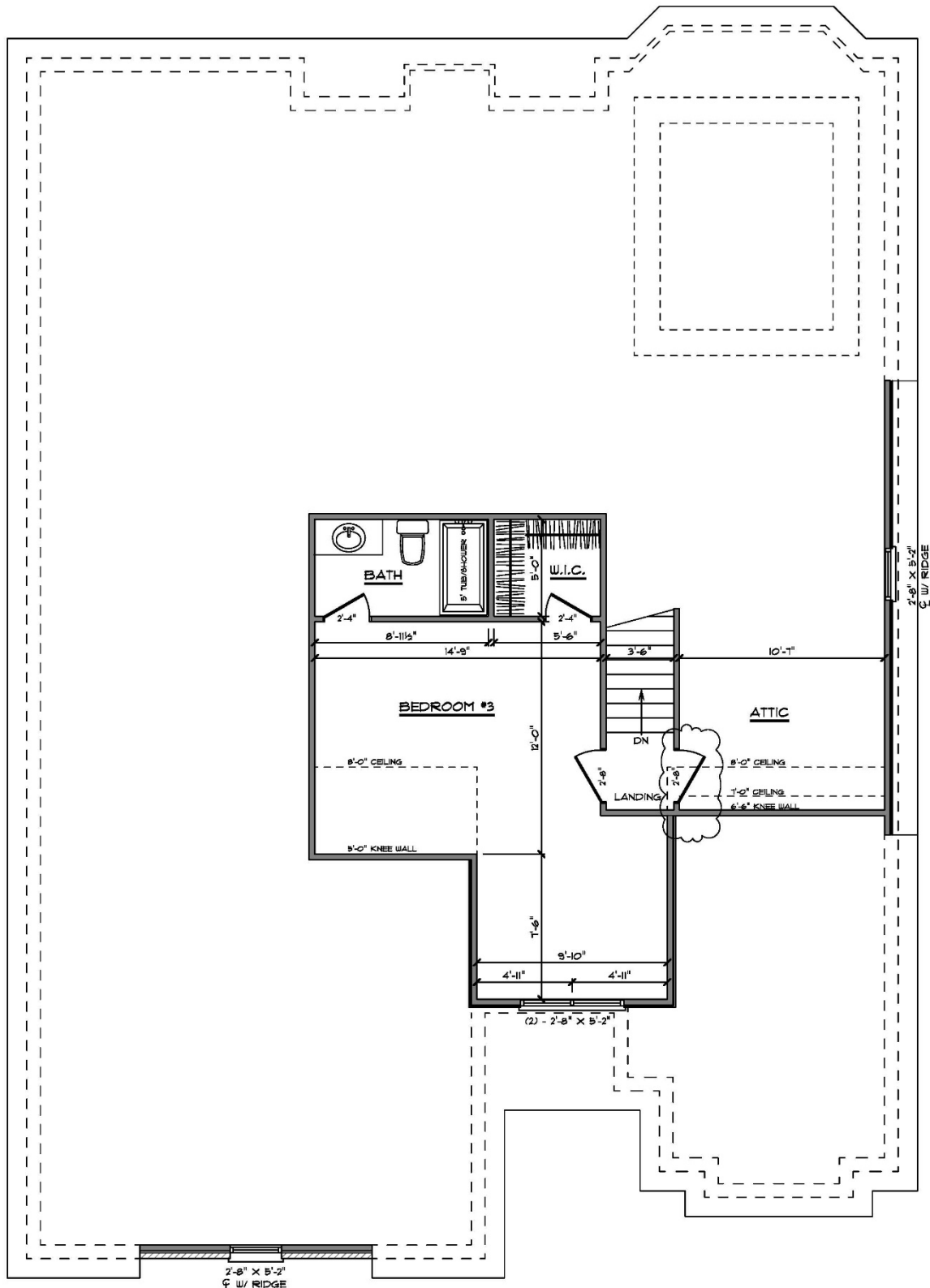
**EXTERIOR – THE MAGNOLIA A**





## FIRST FLOOR – THE MAGNOLIA A

Plans subject to change without notice. Updated 4.1.21.

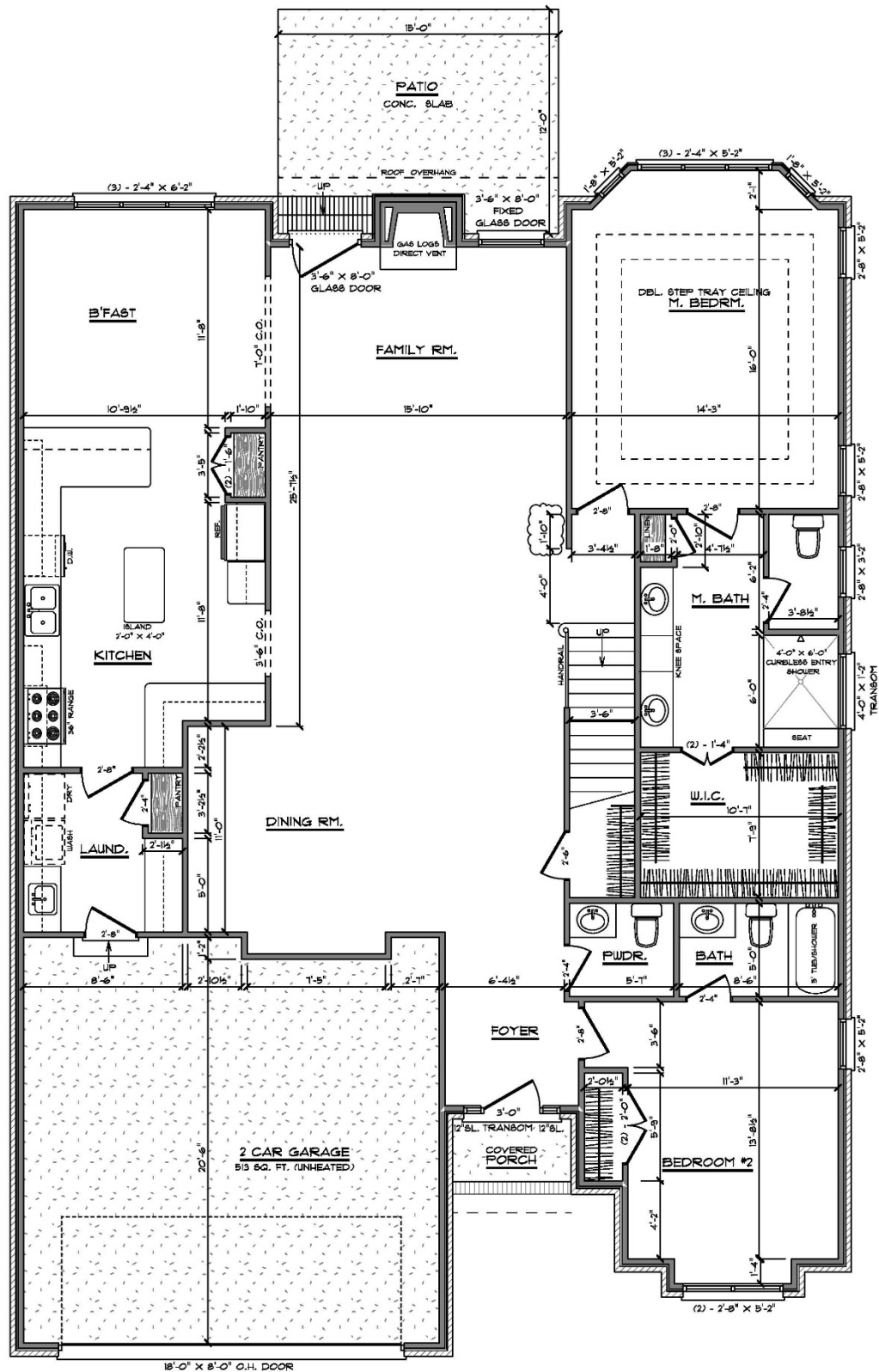


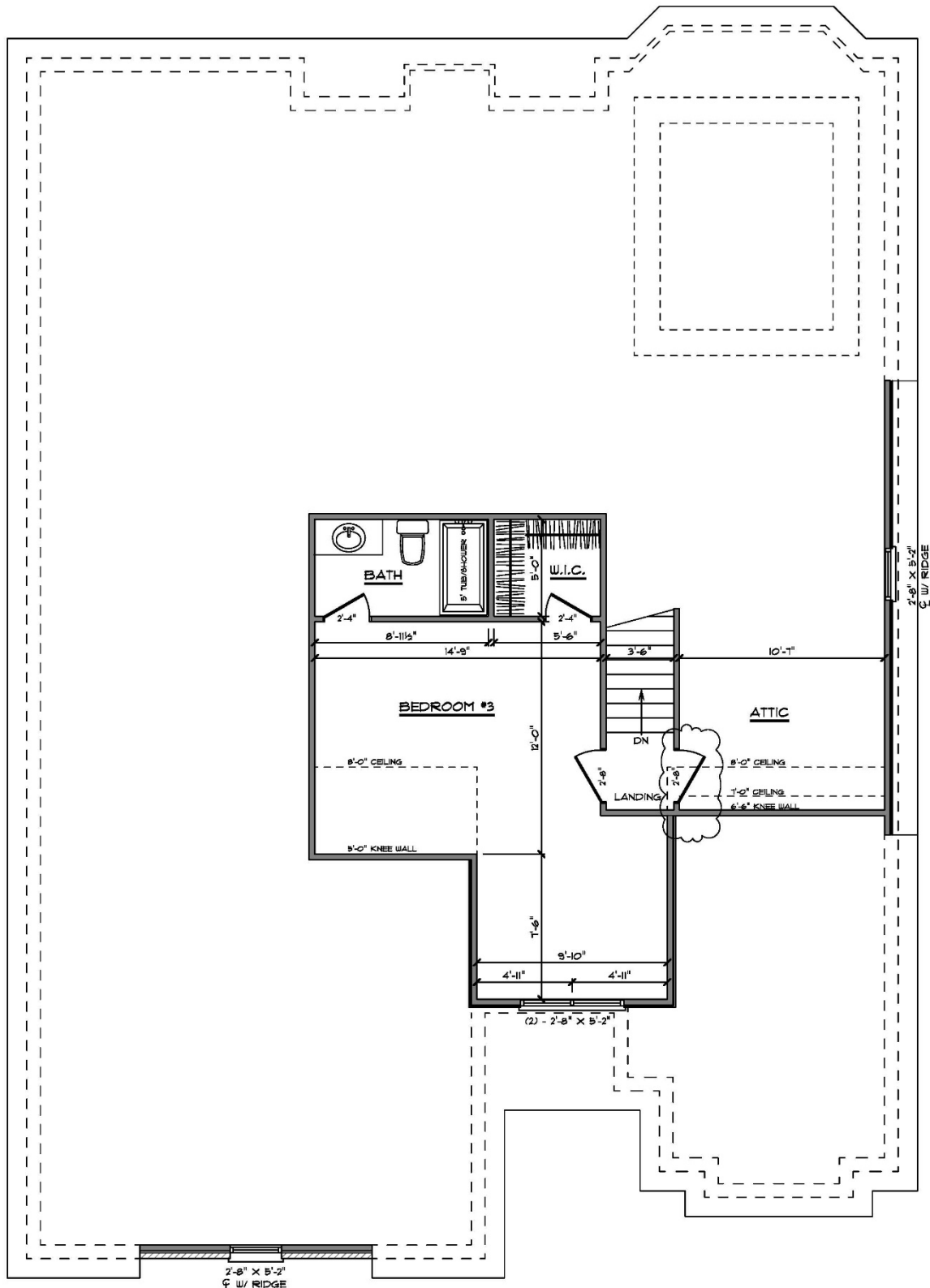
## SECOND FLOOR – THE MAGNOLIA A



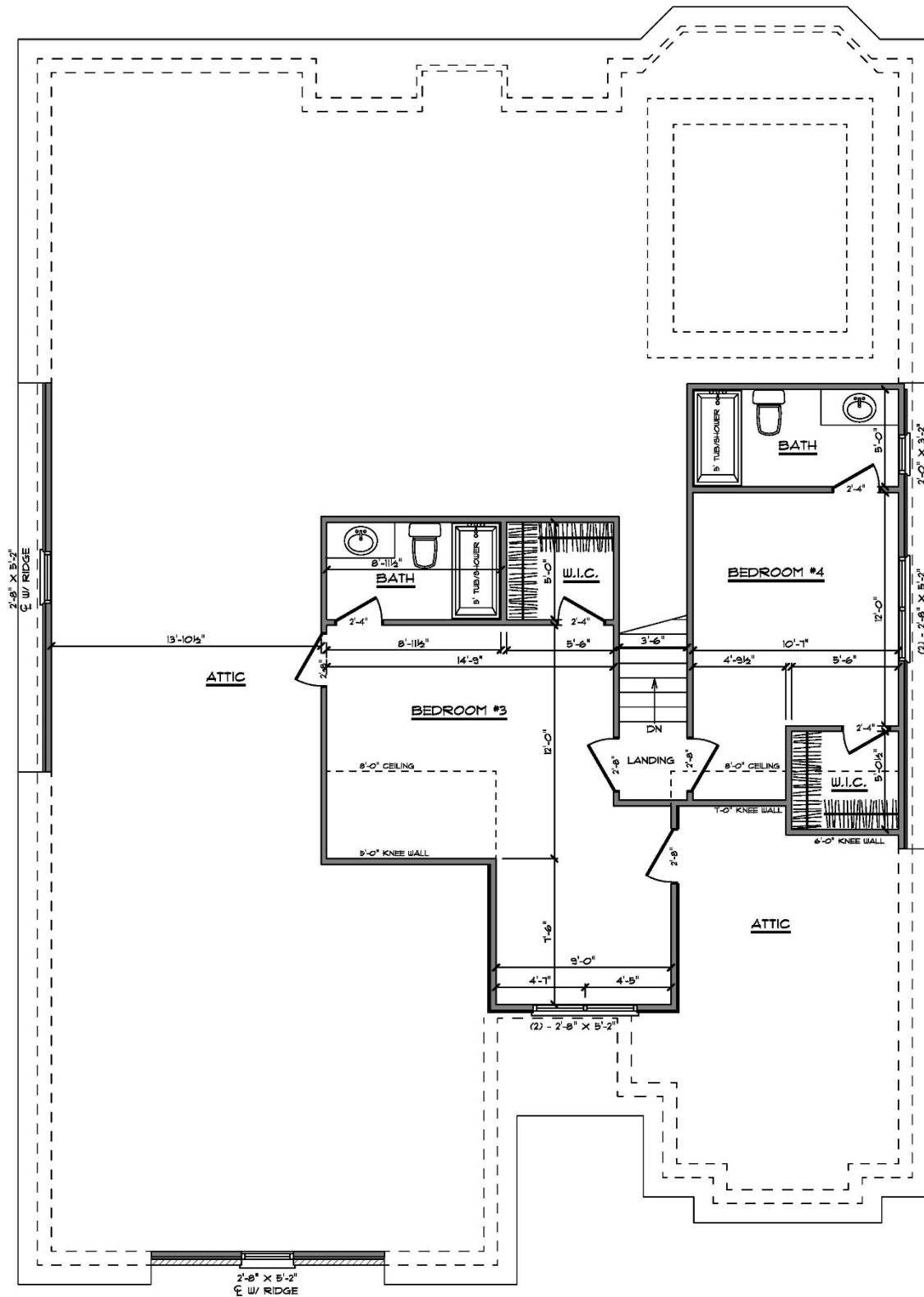
**EXTERIOR – THE MAGNOLIA 6**







## SECOND FLOOR – THE MAGNOLIA 6



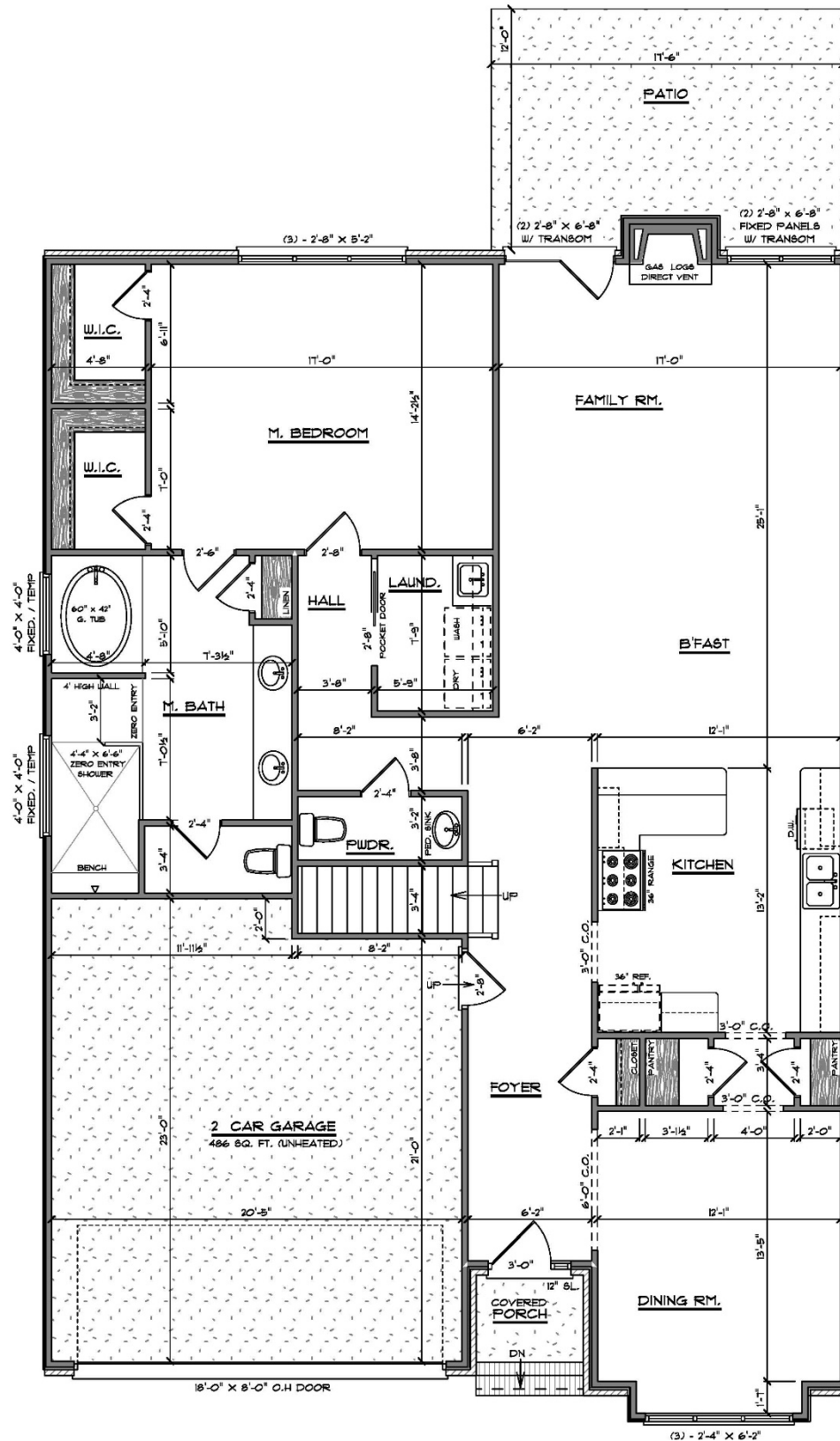
## SECOND FLOOR – THE MAGNOLIA A/B ALTERNATIVE

Plans subject to change without notice. Updated 4.1.21.





**EXTERIOR – NELSON**



### FIRST FLOOR – NELSON



Plans subject to change without notice. Updated 4.1.21.



## Elim Pricing

<u>Plan</u>			<u>Price</u>	
Elm A	2,185 sf	\$	469,900.00	Twin
Elm A	2,200 sf	\$	492,900.00	Single
Elm B	2,684 sf	\$	519,900.00	Twin
Elm B	2,698 sf	\$	531,900.00	Single
Birch	2,563 sf	\$	499,900.00	Twin
Birch	2,591 sf	\$	520,900.00	Single
Magnolia A	2,473 sf	\$	489,900.00	Twin
Magnolia A	2,486 sf	\$	513,900.00	Single
Magnolia B	2,473 sf	\$	489,900.00	Twin
Magnolia B	2,486 sf	\$	513,900.00	Single
***optional	4th bedroom	add	\$24,800.00	
Nelson	2,704 sf	\$	499,900.00	Twin
Nelson	2,719 sf	\$	520,900.00	Single
Hogan	2,319 sf	\$	459,900.00	Twin
Hogan	2,333 sf	\$	483,900.00	Single



# Birch

## Elim

Exterior	Exterior Finish	Brick with Vinyl Boxing and Siding where applicable
	Sheathing	Structure board
	Foundation	Brick and block
	Windows	Vinyl double hung GBG
	Walk	Stamped and colored concrete
	Driveway	Concrete broom finish
	Garage Door	18' w/opener non insulated door
	Garage Floor	Concrete
	Front Porch Handrails	Wrought Iron, <i>IF required by code</i>
	Shingles	Dimensional 40 Year
	Front Door	Six panel Fiber Classic
	Sidelights & Transoms	Clear Glass Per Plan
	Patio	Stamped and Colored concrete
	Gutters	Aluminum (5" OGEE)
	Outside WP Outlets	Two
	Hose Connections	Two
	Fascia, Soffit, & Frieze	Vinyl
	Front Porch Flooring	Stamped & colored concrete
	Front Porch Ceiling	Vinyl bead board with recess lighting
Interior	Casing	445 MDF
	Base	6 ¼" w/Cap / MDF
	Doors	Two panel masonite/Semi solid/Hollow Core
	Walls	Sheetrock
	Ceilings	Per Plan
	Floor	See Room Detail
	Sub-Flooring	3/4" T & G or concrete slab
	Paint	2 coats flat latex. One color walls, one color trim.
	Stain	Per plan
	Phone Outlets	One
	Cable Outlets	Six
	Shelving System	Laminate in Master and Pantry / Closet Maid in others
	Ceiling Fan Outlets	Four
	Stairs	Open Tread—Oak stain
		Closed Tread Oak stain
		6010 w/ over the post railings
		Spindles—Metal
Foyer	Floor	Hardwood
	Ceiling	9' smooth sheetrock
	Baseboard	6 ¼" MDF
	Casing	445 MDF
	Crown	One piece w/ drop cap
Dining	Floor	Hardwood
	Ceiling	9' smooth finish sheetrock
	Baseboard	6 ¼" MDF
	Casing	445 MDF
	Crown	One piece w/ drop cap
	Other	Two piece Chair rail w/ reverse panel
Sunroom	Floor	Hardwood
	Ceiling	9' smooth finish sheetrock
	Baseboard	6 ¼" MDF
	Casing	445 MDF
	Crown	One piece w/ drop cap

## Birch

<b>Family / Great Room</b>	Floor	Hardwood
	Ceiling	9' smooth finish sheetrock
	Baseboard	6 ¼" MDF
	Casing	445 MDF
	Crown	One piece w/drop cap
	Other	Direct vent w/gas logs and marble surround
<b>Kitchen / Breakfast</b>	Floor	Hardwood
	Ceiling	9' smooth finish sheetrock
	Countertops	Granite \$49.99/ft. (Level C)
	Baseboard	6 ¼" MDF
	Casing	445 MDF
	Crown	One piece w/ drop cap
	Cabinets	Per Allowance
	Backsplash	Per Allowance
	Appliances	Per Allowance
	Faucet	Per Portfolio
	Sink	Per Allowance
<b>Hallway Down</b>	Floor	Hardwood
	Ceiling	9' smooth finish sheetrock
	Baseboard	6 ¼" MDF
	Crown	One piece w/ drop cap
<b>Hallway Up</b>	Floor	Hardwood
<b>Bonus Room (if applicable)</b>	Floor	Carpet
	Ceiling	9' smooth finish sheetrock
	Baseboard	6 ¼" MDF
	Casing	445 MDF
	Crown	One piece w/ drop cap
<b>Secondary Baths</b>	Floor	Ceramic Tile (per allowance)
	Ceiling	Per Plan
	Baseboard	6 ¼" MDF
	Casing	445 MDF
	Crown	One piece w/ drop cap
	Cabinets	Per Allowance
	Countertop	Granite \$30.00/ft. (Remnant)
	Plumbing Fixtures	Per Allowance
	Shower	Ceramic no doors included
	Mirror	Plate Glass 42" Tall, Width of Vanity
	Bath Accessories	Chrome to include: 1 towel ring per sink, 1 paper holder, 1 towel bar per tub
<b>Secondary Bedrooms</b>	Floor	Carpet
	Ceiling	9' on 2nd level, 9' on 1st level
	Casing	445 MDF
	Baseboard	6 ¼" MDF
	Crown	One piece w/ drop cap
<b>Master Bedroom</b>	Floor	Carpet
	Ceiling	Single box tray with crown
	Casing	445 MDF
	Baseboard	6 ¼" MDF
	Crown	One piece w/ drop cap
	Floor	Ceramic Tile straight run or brick pattern, (per allowance)
	Ceiling	Per Plan
	Baseboard	6 ¼" MDF
	Casing	445 MDF
	Crown	One piece w/ drop cap

## Birch

Master Bath	Cabinets	Per Allowance
	Countertop	\$44.99/sf Level D.
	Plumbing Fixtures	PC dual faucets
	Shower	Ceramic Frameless
	Tub	5' Oval jetted tub
	Mirror	Plate Glass 42" Tall, Width of Vanity
	Bath Accessories	Chrome to include: 1 towel ring per sink, 1 paper holder, 1 towel bar per tub
Laundry	Floor	Ceramic Tile straight run or brick pattern, (per allowance)
	Ceiling	9' smooth finish sheetrock
	Casing	445 MDF
	Cabinets	Per Allowance
	Baseboard	6 ¼" MDF
Closets	Floor	Carpet
	Walls	Sheetrock, Painted White
	Ceiling	Per Plan
	Casing	445 MDF
	Baseboard	6 ¼" MDF
Attic	Floor	12 Sheets of OSB, <i>if space allows</i>
Mechanical	Heating	Gas 1 zone where applicable 2 zone where applicable
	Air Conditioning	Electric 1 zone where applicable 2 zone where applicable
	Insulation R Values:	
	Walls	R-15
	Ceiling	R-38
	Floor	R-19
	Attic Vent System	Roof Vents
	Foundation	Thoroseal
	Waterproofing	French drain Around Home Per Code (n/a for slabs)
Other	Security	Motion Detector, Keypad, Doors
	Smoke Detectors	Per Code
	Flood Lights	Pre-Wired for Two, Fixture out of Lighting Allowance
	Exterior Locks	Exterior Door with Deadbolts
	Interior Locks	Polished chrome single lever
	Weather-stripping	Adjustable sills w/ Rubber Weather Stripping
	Electrical:	
	switched receptacles	4
	Master Shower	1
	Front Porch	1
	recess lights	10
	under-counter lights	4
	step lights in stairway	2 if applicable
	service	200 AMP
	switches and receptacles	White
	Water Heater	Rinnai Tankless
	Landscaping	Per Development Plan
	Irrigation	yes.
	Hardwood	2 ¼" select oak
	Fireplace	36" Direct Vent w/gas logs
Allowances	Appliances	\$6,800
	Cabinets	\$18,500 kitchen baths laundry
	Carpet	\$22.50/yd., <i>Installed with pad</i>
	Ceramic Tile	\$3.50/sf, <i>material only / straight laid or brick pattern design</i>
	Kitchen Backsplash	\$250 material
	Granite	\$49.99/sf (Level C), <i>includes Labor &amp; Material, Kitchen Only</i>
	Light Fixtures	\$2,500 includes light fixtures, under counter lighting, bulbs,fans,floodlights, doorbell and chime.
	Mirrors	Plate Glass / 42" High by the Width of Vanity
Plumbing	Everything	See portfolio



# Elm A

## Elim

Exterior	Exterior Finish	Brick with Vinyl Boxing and Siding where applicable
	Sheathing	Structure board
	Foundation	Brick and block
	Windows	Vinyl double hung GBG
	Walk	Stamped and colored concrete
	Driveway	Concrete broom finish
	Garage Door	18' w/opener non insulated door
	Garage Floor	Concrete
	Front Porch Handrails	Wrought Iron, <i>IF required by code</i>
	Shingles	Dimensional 40 Year
	Front Door	Six panel Fiber Classic
	Sidelights & Transoms	Clear Glass Per Plan
	Patio	Stamped and Colored concrete
	Gutters	Aluminum (5" OGEE)
	Outside WP Outlets	Two
	Hose Connections	Two
	Fascia, Soffit, & Frieze	Vinyl
	Front Porch Flooring	Stamped & colored concrete
	Front Porch Ceiling	Vinyl bead board with recess lighting
Interior	Casing	445 MDF
	Base	6 ¼" w/Cap / MDF
	Doors	Two panel masonite/Semi solid/Hollow Core
	Walls	Sheetrock
	Ceilings	Per Plan
	Floor	See Room Detail
	Sub-Flooring	3/4" T & G or concrete slab
	Paint	2 coats flat latex. One color walls, one color trim.
	Stain	Per plan
	Phone Outlets	One
	Cable Outlets	Six
	Shelving System	Laminate in Master and Pantry / Closet Maid in others
	Ceiling Fan Outlets	Four
	Stairs	Open Tread—Oak stain
		Closed Tread Oak stain
		6010 w/ over the post railings
		Spindles—Metal
Foyer	Floor	Hardwood
	Ceiling	9' smooth sheetrock
	Baseboard	6 ¼" MDF
	Casing	445 MDF
	Crown	One piece w/ drop cap
Dining	Floor	Hardwood
	Ceiling	9' smooth finish sheetrock
	Baseboard	6 ¼" MDF
	Casing	445 MDF
	Crown	One piece w/ drop cap
	Other	Two piece Chair rail w/ reverse panel
Sunroom	Floor	Hardwood
	Ceiling	9' smooth finish sheetrock
	Baseboard	6 ¼" MDF
	Casing	445 MDF
	Crown	One piece w/ drop cap

Elm A

<b>Family / Great Room</b>	Floor	Hardwood
	Ceiling	9' smooth finish sheetrock
	Baseboard	6 ¼" MDF
	Casing	445 MDF
	Crown	One piece w/drop cap
	Other	Direct vent w/gas logs and marble surround
<b>Kitchen / Breakfast</b>	Floor	Hardwood
	Ceiling	9' smooth finish sheetrock
	Countertops	Granite \$49.99/ft. (Level C)
	Baseboard	6 ¼" MDF
	Casing	445 MDF
	Crown	One piece w/ drop cap
	Cabinets	Per Allowance
	Backsplash	Per Allowance
	Appliances	Per Allowance
	Faucet	Per Portfolio
	Sink	Per Allowance
<b>Hallway Down</b>	Floor	Hardwood
	Ceiling	9' smooth finish sheetrock
	Baseboard	6 ¼" MDF
	Crown	One piece w/ drop cap
<b>Hallway Up</b>	Floor	Hardwood
<b>Bonus Room (if applicable)</b>	Floor	Carpet
	Ceiling	9' smooth finish sheetrock
	Baseboard	6 ¼" MDF
	Casing	445 MDF
	Crown	One piece w/ drop cap
<b>Secondary Baths</b>	Floor	Ceramic Tile (per allowance)
	Ceiling	Per Plan
	Baseboard	6 ¼" MDF
	Casing	445 MDF
	Crown	One piece w/ drop cap
	Cabinets	Per Allowance
	Countertop	Granite \$30.00/ft. (Remnant)
	Plumbing Fixtures	Per Allowance
	Shower	Ceramic no doors included
	Mirror	Plate Glass 42" Tall, Width of Vanity
	Bath Accessories	Chrome to include: 1 towel ring per sink, 1 paper holder, 1 towel bar per tub
<b>Secondary Bedrooms</b>	Floor	Carpet
	Ceiling	9' on 2nd level, 9' on 1st level
	Casing	445 MDF
	Baseboard	6 ¼" MDF
	Crown	One piece w/ drop cap
<b>Master Bedroom</b>	Floor	Carpet
	Ceiling	Single box tray with crown
	Casing	445 MDF
	Baseboard	6 ¼" MDF
	Crown	One piece w/ drop cap
	Floor	Ceramic Tile straight run or brick pattern, (per allowance)
	Ceiling	Per Plan
	Baseboard	6 ¼" MDF
	Casing	445 MDF
	Crown	One piece w/ drop cap

Elm A

Master Bath	Cabinets	Per Allowance
	Countertop	\$44.99/sf Level D.
	Plumbing Fixtures	PC dual faucets
	Shower	Ceramic Frameless
	Tub	5' Oval jetted tub
	Mirror	Plate Glass 42" Tall, Width of Vanity
	Bath Accessories	Chrome to include: 1 towel ring per sink, 1 paper holder, 1 towel bar per tub
Laundry	Floor	Ceramic Tile straight run or brick pattern, (per allowance)
	Ceiling	9' smooth finish sheetrock
	Casing	445 MDF
	Cabinets	Per Allowance
	Baseboard	6 ¼" MDF
Closets	Floor	Carpet
	Walls	Sheetrock, Painted White
	Ceiling	Per Plan
	Casing	445 MDF
	Baseboard	6 ¼" MDF
Attic	Floor	12 Sheets of OSB, <i>if space allows</i>
Mechanical	Heating	Gas 1 zone where applicable 2 zone where applicable
	Air Conditioning	Electric 1 zone where applicable 2 zone where applicable
	Insulation R Values:	
	Walls	R-15
	Ceiling	R-38
	Floor	R-19
	Attic Vent System	Roof Vents
	Foundation	Thoroseal
	Waterproofing	French drain Around Home Per Code (n/a for slabs)
Other	Security	Motion Detector, Keypad, Doors
	Smoke Detectors	Per Code
	Flood Lights	Pre-Wired for Two, Fixture out of Lighting Allowance
	Exterior Locks	Exterior Door with Deadbolts
	Interior Locks	Polished chrome single lever
	Weather-stripping	Adjustable sills w/ Rubber Weather Stripping
	Electrical:	
	switched receptacles	4
	Master Shower	1
	Front Porch	1
	recess lights	10
	under-counter lights	4
	step lights in stairway	2 if applicable
	service	200 AMP
	switches and receptacles	White
	Water Heater	Rinnai Tankless
	Landscaping	Per Development Plan
	Irrigation	yes.
	Hardwood	2 ¼" select oak
	Fireplace	36" Direct Vent w/gas logs
Allowances	Appliances	\$6,800
	Cabinets	\$16,500 kitchen baths laundry
	Carpet	\$22.50/yd., <i>Installed with pad</i>
	Ceramic Tile	\$3.50/sf, <i>material only / straight laid or brick pattern design</i>
	Kitchen Backsplash	\$250 material
	Granite	\$49.99/sf (Level C), <i>includes Labor &amp; Material, Kitchen Only</i>
	Light Fixtures	\$2,500 includes light fixtures, under counter lighting, bulbs,fans,floodlights, doorbell and chime.
	Mirrors	Plate Glass / 42" High by the Width of Vanity
Plumbing	Everything	See portfolio

# Elm B

## Elim

Exterior	Exterior Finish	Brick with Vinyl Boxing and Siding where applicable
	Sheathing	Structure board
	Foundation	Brick and block
	Windows	Vinyl double hung GBG
	Walk	Stamped and colored concrete
	Driveway	Concrete broom finish
	Garage Door	18' w/opener non insulated door
	Garage Floor	Concrete
	Front Porch Handrails	Wrought Iron, <i>IF required by code</i>
	Shingles	Dimensional 40 Year
	Front Door	Six panel Fiber Classic
	Sidelights & Transoms	Clear Glass Per Plan
	Patio	Stamped and Colored concrete
	Gutters	Aluminum (5" OGEE)
	Outside WP Outlets	Two
	Hose Connections	Two
	Fascia, Soffit, & Frieze	Vinyl
	Front Porch Flooring	Stamped & colored concrete
	Front Porch Ceiling	Vinyl bead board with recess lighting
Interior	Casing	445 MDF
	Base	6 ¼" w/Cap / MDF
	Doors	Two panel masonite/Semi solid/Hollow Core
	Walls	Sheetrock
	Ceilings	Per Plan
	Floor	See Room Detail
	Sub-Flooring	3/4" T & G or concrete slab
	Paint	2 coats flat latex. One color walls, one color trim.
	Stain	Per plan
	Phone Outlets	One
	Cable Outlets	Six
	Shelving System	Laminate in Master and Pantry / Closet Maid in others
	Ceiling Fan Outlets	Four
	Stairs	Open Tread—Oak stain
		Closed Tread Oak stain
		6010 w/ over the post railings
		Spindles—Metal
Foyer	Floor	Hardwood
	Ceiling	9' smooth sheetrock
	Baseboard	6 ¼" MDF
	Casing	445 MDF
	Crown	One piece w/ drop cap
Dining	Floor	Hardwood
	Ceiling	9' smooth finish sheetrock
	Baseboard	6 ¼" MDF
	Casing	445 MDF
	Crown	One piece w/ drop cap
	Other	Two piece Chair rail w/ reverse panel
Sunroom	Floor	Hardwood
	Ceiling	9' smooth finish sheetrock
	Baseboard	6 ¼" MDF
	Casing	445 MDF
	Crown	One piece w/ drop cap



Elm B

<b>Family / Great Room</b>	Floor	Hardwood
	Ceiling	9' smooth finish sheetrock
	Baseboard	6 ¼" MDF
	Casing	445 MDF
	Crown	One piece w/drop cap
	Other	Direct vent w/gas logs and marble surround
<b>Kitchen / Breakfast</b>	Floor	Hardwood
	Ceiling	9' smooth finish sheetrock
	Countertops	Granite \$49.99/ft. (Level C)
	Baseboard	6 ¼" MDF
	Casing	445 MDF
	Crown	One piece w/ drop cap
	Cabinets	Per Allowance
	Backsplash	Per Allowance
	Appliances	Per Allowance
	Faucet	Per Portfolio
	Sink	Per Allowance
<b>Hallway Down</b>	Floor	Hardwood
	Ceiling	9' smooth finish sheetrock
	Baseboard	6 ¼" MDF
	Crown	One piece w/ drop cap
<b>Hallway Up</b>	Floor	Hardwood
<b>Bonus Room (if applicable)</b>	Floor	Carpet
	Ceiling	9' smooth finish sheetrock
	Baseboard	6 ¼" MDF
	Casing	445 MDF
	Crown	One piece w/ drop cap
<b>Secondary Baths</b>	Floor	Ceramic Tile (per allowance)
	Ceiling	Per Plan
	Baseboard	6 ¼" MDF
	Casing	445 MDF
	Crown	One piece w/ drop cap
	Cabinets	Per Allowance
	Countertop	Granite \$30.00/ft. (Remnant)
	Plumbing Fixtures	Per Allowance
	Shower	Ceramic no doors included
	Mirror	Plate Glass 42" Tall, Width of Vanity
	Bath Accessories	Chrome to include: 1 towel ring per sink, 1 paper holder, 1 towel bar per tub
<b>Secondary Bedrooms</b>	Floor	Carpet
	Ceiling	9' on 2nd level, 9' on 1st level
	Casing	445 MDF
	Baseboard	6 ¼" MDF
	Crown	One piece w/ drop cap
<b>Master Bedroom</b>	Floor	Carpet
	Ceiling	Single box tray with crown
	Casing	445 MDF
	Baseboard	6 ¼" MDF
	Crown	One piece w/ drop cap
	Floor	Ceramic Tile straight run or brick pattern, (per allowance)
	Ceiling	Per Plan
	Baseboard	6 ¼" MDF
	Casing	445 MDF
	Crown	One piece w/ drop cap

Elm B

Master Bath	Cabinets	Per Allowance
	Countertop	\$44.99/sf Level D.
	Plumbing Fixtures	PC dual faucets
	Shower	Ceramic Frameless
	Tub	5' Oval jetted tub
	Mirror	Plate Glass 42" Tall, Width of Vanity
	Bath Accessories	Chrome to include: 1 towel ring per sink, 1 paper holder, 1 towel bar per tub
Laundry	Floor	Ceramic Tile straight run or brick pattern, (per allowance)
	Ceiling	9' smooth finish sheetrock
	Casing	445 MDF
	Cabinets	Per Allowance
	Baseboard	6 ¼" MDF
Closets	Floor	Carpet
	Walls	Sheetrock, Painted White
	Ceiling	Per Plan
	Casing	445 MDF
	Baseboard	6 ¼" MDF
Attic	Floor	12 Sheets of OSB, <i>if space allows</i>
Mechanical	Heating	Gas 1 zone where applicable 2 zone where applicable
	Air Conditioning	Electric 1 zone where applicable 2 zone where applicable
	Insulation R Values:	
	Walls	R-15
	Ceiling	R-38
	Floor	R-19
	Attic Vent System	Roof Vents
	Foundation	Thoroseal
	Waterproofing	French drain Around Home Per Code (n/a for slabs)
Other	Security	Motion Detector, Keypad, Doors
	Smoke Detectors	Per Code
	Flood Lights	Pre-Wired for Two, Fixture out of Lighting Allowance
	Exterior Locks	Exterior Door with Deadbolts
	Interior Locks	Polished chrome single lever
	Weather-stripping	Adjustable sills w/ Rubber Weather Stripping
	Electrical:	
	switched receptacles	4
	Master Shower	1
	Front Porch	1
	recess lights	10
	under-counter lights	4
	step lights in stairway	2 if applicable
	service	200 AMP
	switches and receptacles	White
	Water Heater	Rinnai Tankless
	Landscaping	Per Development Plan
	Irrigation	yes.
	Hardwood	2 ¼" select oak
	Fireplace	36" Direct Vent w/gas logs
Allowances	Appliances	\$6,800
	Cabinets	\$18,000 kitchen baths laundry
	Carpet	\$22.50/yd., <i>Installed with pad</i>
	Ceramic Tile	\$3.50/sf, <i>material only / straight laid or brick pattern design</i>
	Kitchen Backsplash	\$250 material
	Granite	\$49.99/sf (Level C), <i>includes Labor &amp; Material, Kitchen Only</i>
	Light Fixtures	\$2,500 includes light fixtures, under counter lighting, bulbs,fans,floodlights, doorbell and chime.
	Mirrors	Plate Glass / 42" High by the Width of Vanity
Plumbing	Everything	See portfolio

# Hogan

## Elim

Exterior	Exterior Finish	Brick with Vinyl Boxing and Siding where applicable
	Sheathing	Structure board
	Foundation	Brick and block
	Windows	Vinyl double hung GBG
	Walk	Stamped and colored concrete
	Driveway	Concrete broom finish
	Garage Door	18' w/opener non insulated door
	Garage Floor	Concrete
	Front Porch Handrails	Wrought Iron, <i>IF required by code</i>
	Shingles	Dimensional 40 Year
	Front Door	Six panel Fiber Classic
	Sidelights & Transoms	Clear Glass Per Plan
	Patio	Stamped and Colored concrete
	Gutters	Aluminum (5" OGEE)
	Outside WP Outlets	Two
	Hose Connections	Two
	Fascia, Soffit, & Frieze	Vinyl
	Front Porch Flooring	Stamped & colored concrete
	Front Porch Ceiling	Vinyl bead board with recess lighting
Interior	Casing	445 MDF
	Base	6 ¼" w/Cap / MDF
	Doors	Two panel masonite/Semi solid/Hollow Core
	Walls	Sheetrock
	Ceilings	Per Plan
	Floor	See Room Detail
	Sub-Flooring	3/4" T & G or concrete slab
	Paint	2 coats flat latex. One color walls, one color trim.
	Stain	Per plan
	Phone Outlets	One
	Cable Outlets	Six
	Shelving System	Laminate in Master and Pantry / Closet Maid in others
	Ceiling Fan Outlets	Four
	Stairs	Open Tread—Oak stain
		Closed Tread Oak stain
		6010 w/ over the post railings
		Spindles—Metal
Foyer	Floor	Hardwood
	Ceiling	9' smooth sheetrock
	Baseboard	6 ¼" MDF
	Casing	445 MDF
	Crown	One piece w/ drop cap
Dining	Floor	Hardwood
	Ceiling	9' smooth finish sheetrock
	Baseboard	6 ¼" MDF
	Casing	445 MDF
	Crown	One piece w/ drop cap
	Other	Two piece Chair rail w/ reverse panel
Sunroom	Floor	Hardwood
	Ceiling	9' smooth finish sheetrock
	Baseboard	6 ¼" MDF
	Casing	445 MDF
	Crown	One piece w/ drop cap

## Hogan

<b>Family / Great Room</b>	Floor	Hardwood
	Ceiling	9' smooth finish sheetrock
	Baseboard	6 ¼" MDF
	Casing	445 MDF
	Crown	One piece w/drop cap
	Other	Direct vent w/gas logs and marble surround
<b>Kitchen / Breakfast</b>	Floor	Hardwood
	Ceiling	9' smooth finish sheetrock
	Countertops	Granite \$49.99/ft. (Level C)
	Baseboard	6 ¼" MDF
	Casing	445 MDF
	Crown	One piece w/ drop cap
	Cabinets	Per Allowance
	Backsplash	Per Allowance
	Appliances	Per Allowance
	Faucet	Per Portfolio
	Sink	Per Allowance
<b>Hallway Down</b>	Floor	Hardwood
	Ceiling	9' smooth finish sheetrock
	Baseboard	6 ¼" MDF
	Crown	One piece w/ drop cap
<b>Hallway Up</b>	Floor	Hardwood
<b>Bonus Room (if applicable)</b>	Floor	Carpet
	Ceiling	9' smooth finish sheetrock
	Baseboard	6 ¼" MDF
	Casing	445 MDF
	Crown	One piece w/ drop cap
<b>Secondary Baths</b>	Floor	Ceramic Tile (per allowance)
	Ceiling	Per Plan
	Baseboard	6 ¼" MDF
	Casing	445 MDF
	Crown	One piece w/ drop cap
	Cabinets	Per Allowance
	Countertop	Granite \$30.00/ft. (Remnant)
	Plumbing Fixtures	Per Allowance
	Shower	Ceramic no doors included
	Mirror	Plate Glass 42" Tall, Width of Vanity
	Bath Accessories	Chrome to include: 1 towel ring per sink, 1 paper holder, 1 towel bar per tub
<b>Secondary Bedrooms</b>	Floor	Carpet
	Ceiling	9' on 2nd level, 9' on 1st level
	Casing	445 MDF
	Baseboard	6 ¼" MDF
	Crown	One piece w/ drop cap
<b>Master Bedroom</b>	Floor	Carpet
	Ceiling	Single box tray with crown
	Casing	445 MDF
	Baseboard	6 ¼" MDF
	Crown	One piece w/ drop cap
	Floor	Ceramic Tile straight run or brick pattern, (per allowance)
	Ceiling	Per Plan
	Baseboard	6 ¼" MDF
	Casing	445 MDF
	Crown	One piece w/ drop cap



## Hogan

Master Bath	Cabinets	Per Allowance
	Countertop	\$44.99/sf Level D.
	Plumbing Fixtures	PC dual faucets
	Shower	Ceramic Frameless
	Tub	5' Oval jetted tub
	Mirror	Plate Glass 42" Tall, Width of Vanity
	Bath Accessories	Chrome to include: 1 towel ring per sink, 1 paper holder, 1 towel bar per tub
Laundry	Floor	Ceramic Tile straight run or brick pattern, (per allowance)
	Ceiling	9' smooth finish sheetrock
	Casing	445 MDF
	Cabinets	Per Allowance
	Baseboard	6 ¼" MDF
Closets	Floor	Carpet
	Walls	Sheetrock, Painted White
	Ceiling	Per Plan
	Casing	445 MDF
	Baseboard	6 ¼" MDF
Attic	Floor	12 Sheets of OSB, <i>if space allows</i>
Mechanical	Heating	Gas 1 zone where applicable 2 zone where applicable
	Air Conditioning	Electric 1 zone where applicable 2 zone where applicable
	Insulation R Values:	
	Walls	R-15
	Ceiling	R-38
	Floor	R-19
	Attic Vent System	Roof Vents
	Foundation	Thoroseal
	Waterproofing	French drain Around Home Per Code (n/a for slabs)
Other	Security	Motion Detector, Keypad, Doors
	Smoke Detectors	Per Code
	Flood Lights	Pre-Wired for Two, Fixture out of Lighting Allowance
	Exterior Locks	Exterior Door with Deadbolts
	Interior Locks	Polished chrome single lever
	Weather-stripping	Adjustable sills w/ Rubber Weather Stripping
	Electrical:	
	switched receptacles	4
	Master Shower	1
	Front Porch	1
	recess lights	10
	under-counter lights	4
	step lights in stairway	2 if applicable
	service	200 AMP
	switches and receptacles	White
	Water Heater	Rinnai Tankless
	Landscaping	Per Development Plan
	Irrigation	yes.
	Hardwood	2 ¼" select oak
	Fireplace	36" Direct Vent w/gas logs
Allowances	Appliances	\$6,800
	Cabinets	\$15,000 kitchen baths laundry
	Carpet	\$22.50/yd., <i>Installed with pad</i>
	Ceramic Tile	\$3.50/sf, <i>material only / straight laid or brick pattern design</i>
	Kitchen Backsplash	\$250 material
	Granite	\$49.99/sf (Level C), <i>includes Labor &amp; Material, Kitchen Only</i>
	Light Fixtures	\$2,500 includes light fixtures, under counter lighting, bulbs,fans,floodlights, doorbell and chime.
	Mirrors	Plate Glass / 42" High by the Width of Vanity
Plumbing	Everything	See portfolio

# Magnolia A

## Elim

Exterior	Exterior Finish	Brick with Vinyl Boxing and Siding where applicable
	Sheathing	Structure board
	Foundation	Brick and block
	Windows	Vinyl double hung GBG
	Walk	Stamped and colored concrete
	Driveway	Concrete broom finish
	Garage Door	18' w/opener non insulated door
	Garage Floor	Concrete
	Front Porch Handrails	Wrought Iron, <i>IF required by code</i>
	Shingles	Dimensional 40 Year
	Front Door	Six panel Fiber Classic
	Sidelights & Transoms	Clear Glass Per Plan
	Patio	Stamped and Colored concrete
	Gutters	Aluminum (5" OGEE)
	Outside WP Outlets	Two
	Hose Connections	Two
	Fascia, Soffit, & Frieze	Vinyl
	Front Porch Flooring	Stamped & colored concrete
	Front Porch Ceiling	Vinyl bead board with recess lighting
Interior	Casing	445 MDF
	Base	6 ¼" w/Cap / MDF
	Doors	Two panel masonite/Semi solid/Hollow Core
	Walls	Sheetrock
	Ceilings	Per Plan
	Floor	See Room Detail
	Sub-Flooring	3/4" T & G or concrete slab
	Paint	2 coats flat latex. One color walls, one color trim.
	Stain	Per plan
	Phone Outlets	One
	Cable Outlets	Six
	Shelving System	Laminate in Master and Pantry / Closet Maid in others
	Ceiling Fan Outlets	Four
	Stairs	Open Tread—Oak stain
		Closed Tread Oak stain
		6010 w/ over the post railings
		Spindles—Metal
Foyer	Floor	Hardwood
	Ceiling	9' smooth sheetrock
	Baseboard	6 ¼" MDF
	Casing	445 MDF
	Crown	One piece w/ drop cap
Dining	Floor	Hardwood
	Ceiling	9' smooth finish sheetrock
	Baseboard	6 ¼" MDF
	Casing	445 MDF
	Crown	One piece w/ drop cap
	Other	Two piece Chair rail w/ reverse panel
Sunroom	Floor	Hardwood
	Ceiling	9' smooth finish sheetrock
	Baseboard	6 ¼" MDF
	Casing	445 MDF
	Crown	One piece w/ drop cap

## Magnolia A

<b>Family / Great Room</b>	Floor	Hardwood
	Ceiling	9' smooth finish sheetrock
	Baseboard	6 ¼" MDF
	Casing	445 MDF
	Crown	One piece w/drop cap
	Other	Direct vent w/gas logs and marble surround
<b>Kitchen / Breakfast</b>	Floor	Hardwood
	Ceiling	9' smooth finish sheetrock
	Countertops	Granite \$49.99/ft. (Level C)
	Baseboard	6 ¼" MDF
	Casing	445 MDF
	Crown	One piece w/ drop cap
	Cabinets	Per Allowance
	Backsplash	Per Allowance
	Appliances	Per Allowance
	Faucet	Per Portfolio
	Sink	Per Allowance
<b>Hallway Down</b>	Floor	Hardwood
	Ceiling	9' smooth finish sheetrock
	Baseboard	6 ¼" MDF
	Crown	One piece w/ drop cap
<b>Hallway Up</b>	Floor	Hardwood
<b>Bonus Room (if applicable)</b>	Floor	Carpet
	Ceiling	9' smooth finish sheetrock
	Baseboard	6 ¼" MDF
	Casing	445 MDF
	Crown	One piece w/ drop cap
<b>Secondary Baths</b>	Floor	Ceramic Tile (per allowance)
	Ceiling	Per Plan
	Baseboard	6 ¼" MDF
	Casing	445 MDF
	Crown	One piece w/ drop cap
	Cabinets	Per Allowance
	Countertop	Granite \$30.00/ft. (Remnant)
	Plumbing Fixtures	Per Allowance
	Shower	Ceramic no doors included
	Mirror	Plate Glass 42" Tall, Width of Vanity
	Bath Accessories	Chrome to include: 1 towel ring per sink, 1 paper holder, 1 towel bar per tub
<b>Secondary Bedrooms</b>	Floor	Carpet
	Ceiling	9' on 2nd level, 9' on 1st level
	Casing	445 MDF
	Baseboard	6 ¼" MDF
	Crown	One piece w/ drop cap
<b>Master Bedroom</b>	Floor	Carpet
	Ceiling	Single box tray with crown
	Casing	445 MDF
	Baseboard	6 ¼" MDF
	Crown	One piece w/ drop cap
	Floor	Ceramic Tile straight run or brick pattern, (per allowance)
	Ceiling	Per Plan
	Baseboard	6 ¼" MDF
	Casing	445 MDF
	Crown	One piece w/ drop cap

## Magnolia A

Master Bath	Cabinets	Per Allowance
	Countertop	\$44.99/sf Level D.
	Plumbing Fixtures	PC dual faucets
	Shower	Ceramic Frameless
	Tub	5' Oval jetted tub
	Mirror	Plate Glass 42" Tall, Width of Vanity
	Bath Accessories	Chrome to include: 1 towel ring per sink, 1 paper holder, 1 towel bar per tub
Laundry	Floor	Ceramic Tile straight run or brick pattern, (per allowance)
	Ceiling	9' smooth finish sheetrock
	Casing	445 MDF
	Cabinets	Per Allowance
	Baseboard	6 ¼" MDF
Closets	Floor	Carpet
	Walls	Sheetrock, Painted White
	Ceiling	Per Plan
	Casing	445 MDF
	Baseboard	6 ¼" MDF
Attic	Floor	12 Sheets of OSB, <i>if space allows</i>
Mechanical	Heating	Gas 1 zone where applicable 2 zone where applicable
	Air Conditioning	Electric 1 zone where applicable 2 zone where applicable
	Insulation R Values:	
	Walls	R-15
	Ceiling	R-38
	Floor	R-19
	Attic Vent System	Roof Vents
	Foundation	Thoroseal
	Waterproofing	French drain Around Home Per Code (n/a for slabs)
Other	Security	Motion Detector, Keypad, Doors
	Smoke Detectors	Per Code
	Flood Lights	Pre-Wired for Two, Fixture out of Lighting Allowance
	Exterior Locks	Exterior Door with Deadbolts
	Interior Locks	Polished chrome single lever
	Weather-stripping	Adjustable sills w/ Rubber Weather Stripping
	Electrical:	
	switched receptacles	4
	Master Shower	1
	Front Porch	1
	recess lights	10
	under-counter lights	4
	step lights in stairway	2 if applicable
	service	200 AMP
	switches and receptacles	White
	Water Heater	Rinnai Tankless
	Landscaping	Per Development Plan
	Irrigation	yes.
	Hardwood	2 ¼" select oak
	Fireplace	36" Direct Vent w/gas logs
Allowances	Appliances	\$6,800
	Cabinets	\$16,500 kitchen baths laundry
	Carpet	\$22.50/yd., <i>Installed with pad</i>
	Ceramic Tile	\$3.50/sf, <i>material only / straight laid or brick pattern design</i>
	Kitchen Backsplash	\$250 material
	Granite	\$49.99/sf (Level C), <i>includes Labor &amp; Material, Kitchen Only</i>
	Light Fixtures	\$2,500 includes light fixtures, under counter lighting, bulbs,fans,floodlights, doorbell and chime.
	Mirrors	Plate Glass / 42" High by the Width of Vanity
Plumbing	Everything	See portfolio



## Magnolia B

### Elim

Exterior	Exterior Finish	Brick with Vinyl Boxing and Siding where applicable
	Sheathing	Structure board
	Foundation	Brick and block
	Windows	Vinyl double hung GBG
	Walk	Stamped and colored concrete
	Driveway	Concrete broom finish
	Garage Door	18' w/opener non insulated door
	Garage Floor	Concrete
	Front Porch Handrails	Wrought Iron, <i>IF required by code</i>
	Shingles	Dimensional 40 Year
	Front Door	Six panel Fiber Classic
	Sidelights & Transoms	Clear Glass Per Plan
	Patio	Stamped and Colored concrete
	Gutters	Aluminum (5" OGEE)
	Outside WP Outlets	Two
	Hose Connections	Two
	Fascia, Soffit, & Frieze	Vinyl
	Front Porch Flooring	Stamped & colored concrete
	Front Porch Ceiling	Vinyl bead board with recess lighting
Interior	Casing	445 MDF
	Base	6 ¼" w/Cap / MDF
	Doors	Two panel masonite/Semi solid/Hollow Core
	Walls	Sheetrock
	Ceilings	Per Plan
	Floor	See Room Detail
	Sub-Flooring	3/4" T & G or concrete slab
	Paint	2 coats flat latex. One color walls, one color trim.
	Stain	Per plan
	Phone Outlets	One
	Cable Outlets	Six
	Shelving System	Laminate in Master and Pantry / Closet Maid in others
	Ceiling Fan Outlets	Four
	Stairs	Open Tread—Oak stain
		Closed Tread Oak stain
		6010 w/ over the post railings
		Spindles—Metal
Foyer	Floor	Hardwood
	Ceiling	9' smooth sheetrock
	Baseboard	6 ¼" MDF
	Casing	445 MDF
	Crown	One piece w/ drop cap
Dining	Floor	Hardwood
	Ceiling	9' smooth finish sheetrock
	Baseboard	6 ¼" MDF
	Casing	445 MDF
	Crown	One piece w/ drop cap
	Other	Two piece Chair rail w/ reverse panel
Sunroom	Floor	Hardwood
	Ceiling	9' smooth finish sheetrock
	Baseboard	6 ¼" MDF
	Casing	445 MDF
	Crown	One piece w/ drop cap

## Magnolia B

<b>Family / Great Room</b>	Floor	Hardwood
	Ceiling	9' smooth finish sheetrock
	Baseboard	6 ¼" MDF
	Casing	445 MDF
	Crown	One piece w/drop cap
	Other	Direct vent w/gas logs and marble surround
<b>Kitchen / Breakfast</b>	Floor	Hardwood
	Ceiling	9' smooth finish sheetrock
	Countertops	Granite \$49.99/ft. (Level C)
	Baseboard	6 ¼" MDF
	Casing	445 MDF
	Crown	One piece w/ drop cap
	Cabinets	Per Allowance
	Backsplash	Per Allowance
	Appliances	Per Allowance
	Faucet	Per Portfolio
	Sink	Per Allowance
<b>Hallway Down</b>	Floor	Hardwood
	Ceiling	9' smooth finish sheetrock
	Baseboard	6 ¼" MDF
	Crown	One piece w/ drop cap
<b>Hallway Up</b>	Floor	Hardwood
<b>Bonus Room (if applicable)</b>	Floor	Carpet
	Ceiling	9' smooth finish sheetrock
	Baseboard	6 ¼" MDF
	Casing	445 MDF
	Crown	One piece w/ drop cap
<b>Secondary Baths</b>	Floor	Ceramic Tile (per allowance)
	Ceiling	Per Plan
	Baseboard	6 ¼" MDF
	Casing	445 MDF
	Crown	One piece w/ drop cap
	Cabinets	Per Allowance
	Countertop	Granite \$30.00/ft. (Remnant)
	Plumbing Fixtures	Per Allowance
	Shower	Ceramic no doors included
	Mirror	Plate Glass 42" Tall, Width of Vanity
	Bath Accessories	Chrome to include: 1 towel ring per sink, 1 paper holder, 1 towel bar per tub
<b>Secondary Bedrooms</b>	Floor	Carpet
	Ceiling	9' on 2nd level, 9' on 1st level
	Casing	445 MDF
	Baseboard	6 ¼" MDF
	Crown	One piece w/ drop cap
<b>Master Bedroom</b>	Floor	Carpet
	Ceiling	Single box tray with crown
	Casing	445 MDF
	Baseboard	6 ¼" MDF
	Crown	One piece w/ drop cap
	Floor	Ceramic Tile straight run or brick pattern, (per allowance)
	Ceiling	Per Plan
	Baseboard	6 ¼" MDF
	Casing	445 MDF
	Crown	One piece w/ drop cap

# Magnolia B

Master Bath	Cabinets	Per Allowance
	Countertop	\$44.99/sf Level D.
	Plumbing Fixtures	PC dual faucets
	Shower	Ceramic Frameless
	Tub	5' Oval jetted tub
	Mirror	Plate Glass 42" Tall, Width of Vanity
	Bath Accessories	Chrome to include: 1 towel ring per sink, 1 paper holder, 1 towel bar per tub
Laundry	Floor	Ceramic Tile straight run or brick pattern, (per allowance)
	Ceiling	9' smooth finish sheetrock
	Casing	445 MDF
	Cabinets	Per Allowance
	Baseboard	6 ¼" MDF
Closets	Floor	Carpet
	Walls	Sheetrock, Painted White
	Ceiling	Per Plan
	Casing	445 MDF
	Baseboard	6 ¼" MDF
Attic	Floor	12 Sheets of OSB, <i>if space allows</i>
Mechanical	Heating	Gas 1 zone where applicable 2 zone where applicable
	Air Conditioning	Electric 1 zone where applicable 2 zone where applicable
	Insulation R Values:	
	Walls	R-15
	Ceiling	R-38
	Floor	R-19
	Attic Vent System	Roof Vents
	Foundation	Thoroseal
	Waterproofing	French drain Around Home Per Code (n/a for slabs)
Other	Security	Motion Detector, Keypad, Doors
	Smoke Detectors	Per Code
	Flood Lights	Pre-Wired for Two, Fixture out of Lighting Allowance
	Exterior Locks	Exterior Door with Deadbolts
	Interior Locks	Polished chrome single lever
	Weather-stripping	Adjustable sills w/ Rubber Weather Stripping
	Electrical:	
	<i>switched receptacles</i>	4
	<i>Master Shower</i>	1
	<i>Front Porch</i>	1
	<i>recess lights</i>	10
	<i>under-counter lights</i>	4
	<i>step lights in stairway</i>	2 if applicable
	<i>service</i>	200 AMP
	<i>switches and receptacles</i>	White
	Water Heater	Rinnai Tankless
	Landscaping	Per Development Plan
	Irrigation	yes.
	Hardwood	2 ¼" select oak
	Fireplace	36" Direct Vent w/gas logs
Allowances	Appliances	\$6,800
	Cabinets	\$20,000 kitchen baths laundry
	Carpet	\$22.50/yd., <i>Installed with pad</i>
	Ceramic Tile	\$3.50/sf, <i>material only / straight laid or brick pattern design</i>
	Kitchen Backsplash	\$250 material
	Granite	\$49.99/sf (Level C), <i>includes Labor &amp; Material, Kitchen Only</i>
	Light Fixtures	\$2,500 includes light fixtures, under counter lighting, bulbs,fans,floodlights, doorbell and chime.
	Mirrors	Plate Glass / 42" High by the Width of Vanity
Plumbing	Everything	See portfolio

# Nelson

## Elim

Exterior	Exterior Finish	Brick with Vinyl Boxing and Siding where applicable
	Sheathing	Structure board
	Foundation	Brick and block
	Windows	Vinyl double hung GBG
	Walk	Stamped and colored concrete
	Driveway	Concrete broom finish
	Garage Door	18' w/opener non insulated door
	Garage Floor	Concrete
	Front Porch Handrails	Wrought Iron, <i>IF required by code</i>
	Shingles	Dimensional 40 Year
	Front Door	Six panel Fiber Classic
	Sidelights & Transoms	Clear Glass Per Plan
	Patio	Stamped and Colored concrete
	Gutters	Aluminum (5" OGEE)
	Outside WP Outlets	Two
	Hose Connections	Two
	Fascia, Soffit, & Frieze	Vinyl
	Front Porch Flooring	Stamped & colored concrete
	Front Porch Ceiling	Vinyl bead board with recess lighting
Interior	Casing	445 MDF
	Base	6 ¼" w/Cap / MDF
	Doors	Two panel masonite/Semi solid/Hollow Core
	Walls	Sheetrock
	Ceilings	Per Plan
	Floor	See Room Detail
	Sub-Flooring	3/4" T & G or concrete slab
	Paint	2 coats flat latex. One color walls, one color trim.
	Stain	Per plan
	Phone Outlets	One
	Cable Outlets	Six
	Shelving System	Laminate in Master and Pantry / Closet Maid in others
	Ceiling Fan Outlets	Four
	Stairs	Open Tread—Oak stain
		Closed Tread Oak stain
		6010 w/ over the post railings
		Spindles—Metal
Foyer	Floor	Hardwood
	Ceiling	9' smooth sheetrock
	Baseboard	6 ¼" MDF
	Casing	445 MDF
	Crown	One piece w/ drop cap
Dining	Floor	Hardwood
	Ceiling	9' smooth finish sheetrock
	Baseboard	6 ¼" MDF
	Casing	445 MDF
	Crown	One piece w/ drop cap
	Other	Two piece Chair rail w/ reverse panel
Sunroom	Floor	Hardwood
	Ceiling	9' smooth finish sheetrock
	Baseboard	6 ¼" MDF
	Casing	445 MDF
	Crown	One piece w/ drop cap

# Nelson

<b>Family / Great Room</b>	Floor	Hardwood
	Ceiling	9' smooth finish sheetrock
	Baseboard	6 ¼" MDF
	Casing	445 MDF
	Crown	One piece w/drop cap
	Other	Direct vent w/gas logs and marble surround
<b>Kitchen / Breakfast</b>	Floor	Hardwood
	Ceiling	9' smooth finish sheetrock
	Countertops	Granite \$49.99/ft. (Level C)
	Baseboard	6 ¼" MDF
	Casing	445 MDF
	Crown	One piece w/ drop cap
	Cabinets	Per Allowance
	Backsplash	Per Allowance
	Appliances	Per Allowance
	Faucet	Per Portfolio
	Sink	Per Allowance
<b>Hallway Down</b>	Floor	Hardwood
	Ceiling	9' smooth finish sheetrock
	Baseboard	6 ¼" MDF
	Crown	One piece w/ drop cap
<b>Hallway Up</b>	Floor	Hardwood
<b>Bonus Room (if applicable)</b>	Floor	Carpet
	Ceiling	9' smooth finish sheetrock
	Baseboard	6 ¼" MDF
	Casing	445 MDF
	Crown	One piece w/ drop cap
<b>Secondary Baths</b>	Floor	Ceramic Tile (per allowance)
	Ceiling	Per Plan
	Baseboard	6 ¼" MDF
	Casing	445 MDF
	Crown	One piece w/ drop cap
	Cabinets	Per Allowance
	Countertop	Granite \$30.00/ft. (Remnant)
	Plumbing Fixtures	Per Allowance
	Shower	Ceramic no doors included
	Mirror	Plate Glass 42" Tall, Width of Vanity
	Bath Accessories	Chrome to include: 1 towel ring per sink, 1 paper holder, 1 towel bar per tub
<b>Secondary Bedrooms</b>	Floor	Carpet
	Ceiling	9' on 2nd level, 9' on 1st level
	Casing	445 MDF
	Baseboard	6 ¼" MDF
	Crown	One piece w/ drop cap
<b>Master Bedroom</b>	Floor	Carpet
	Ceiling	Single box tray with crown
	Casing	445 MDF
	Baseboard	6 ¼" MDF
	Crown	One piece w/ drop cap
	Floor	Ceramic Tile straight run or brick pattern, (per allowance)
	Ceiling	Per Plan
	Baseboard	6 ¼" MDF
	Casing	445 MDF
	Crown	One piece w/ drop cap



Nelson

Master Bath	Cabinets	Per Allowance
	Countertop	\$44.99/sf Level D.
	Plumbing Fixtures	PC dual faucets
	Shower	Ceramic Frameless
	Tub	5' Oval jetted tub
	Mirror	Plate Glass 42" Tall, Width of Vanity
	Bath Accessories	Chrome to include: 1 towel ring per sink, 1 paper holder, 1 towel bar per tub
Laundry	Floor	Ceramic Tile straight run or brick pattern, (per allowance)
	Ceiling	9' smooth finish sheetrock
	Casing	445 MDF
	Cabinets	Per Allowance
	Baseboard	6 ¼" MDF
Closets	Floor	Carpet
	Walls	Sheetrock, Painted White
	Ceiling	Per Plan
	Casing	445 MDF
	Baseboard	6 ¼" MDF
Attic	Floor	12 Sheets of OSB, <i>if space allows</i>
Mechanical	Heating	Gas 1 zone where applicable 2 zone where applicable
	Air Conditioning	Electric 1 zone where applicable 2 zone where applicable
	Insulation R Values:	
	Walls	R-15
	Ceiling	R-38
	Floor	R-19
	Attic Vent System	Roof Vents
	Foundation	Thoroseal
	Waterproofing	French drain Around Home Per Code (n/a for slabs)
Other	Security	Motion Detector, Keypad, Doors
	Smoke Detectors	Per Code
	Flood Lights	Pre-Wired for Two, Fixture out of Lighting Allowance
	Exterior Locks	Exterior Door with Deadbolts
	Interior Locks	Polished chrome single lever
	Weather-stripping	Adjustable sills w/ Rubber Weather Stripping
	Electrical:	
	switched receptacles	4
	Master Shower	1
	Front Porch	1
	recess lights	10
	under-counter lights	4
	step lights in stairway	2 if applicable
	service	200 AMP
	switches and receptacles	White
	Water Heater	Rinnai Tankless
	Landscaping	Per Development Plan
	Irrigation	yes.
	Hardwood	2 ¼" select oak
	Fireplace	36" Direct Vent w/gas logs
Allowances	Appliances	\$6,800
	Cabinets	\$14,000 kitchen baths laundry
	Carpet	\$22.50/yd., <i>Installed with pad</i>
	Ceramic Tile	\$3.50/sf, <i>material only / straight laid or brick pattern design</i>
	Kitchen Backsplash	\$250 material
	Granite	\$49.99/sf (Level C), <i>includes Labor &amp; Material, Kitchen Only</i>
	Light Fixtures	\$2,500 includes light fixtures, under counter lighting, bulbs,fans,floodlights, doorbell and chime.
	Mirrors	Plate Glass / 42" High by the Width of Vanity
Plumbing	Everything	See portfolio