

Intentional & Exceptional Design by D. Stone Builders

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



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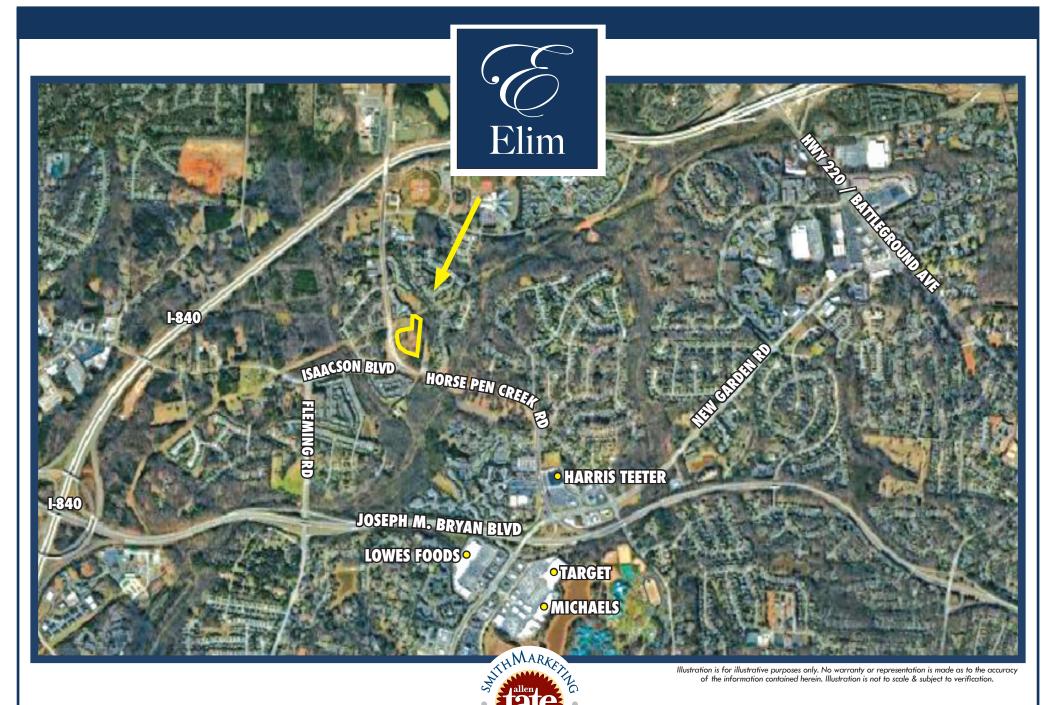


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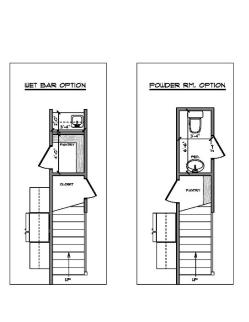


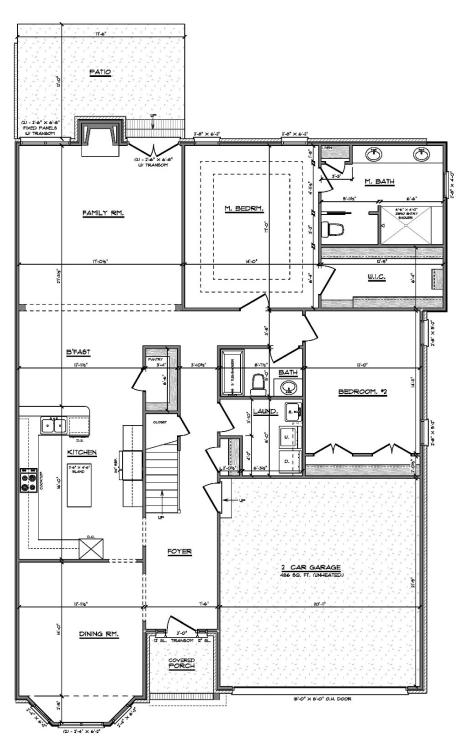


EXTERIOR – THE BIRCH





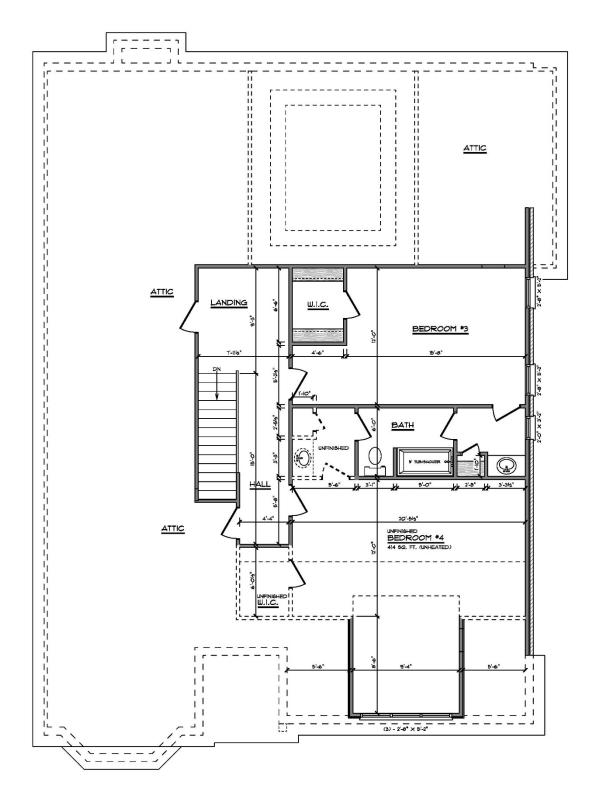




FIRST FLOOR - THE BIRCH







SECOND FLOOR – THE BIRCH



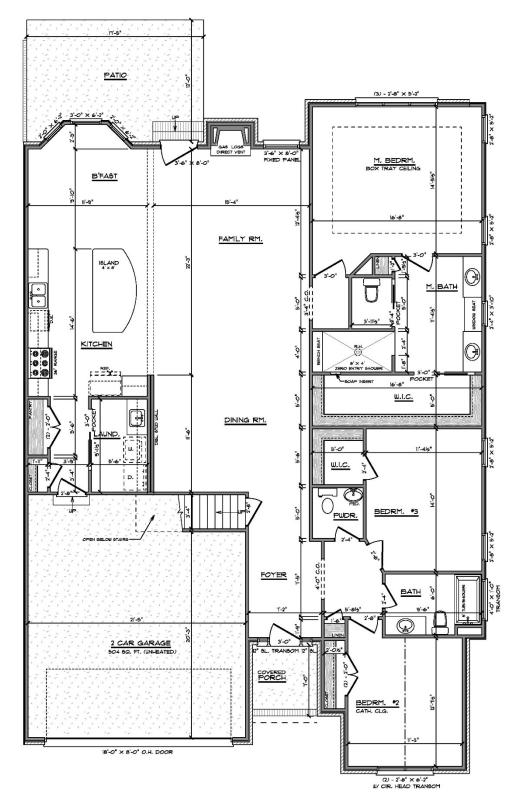




EXTERIOR – ELM-A



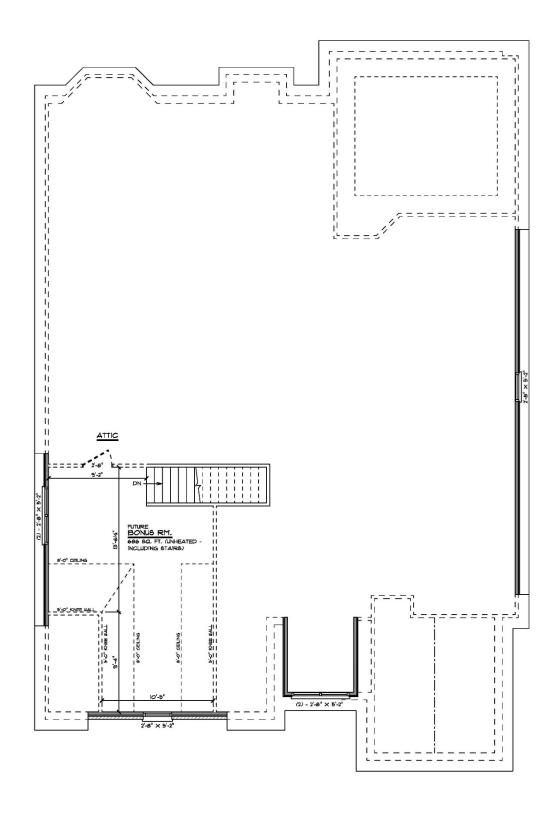




FIRST FLOOR – ELM-A







SECOND FLOOR – ELM-A



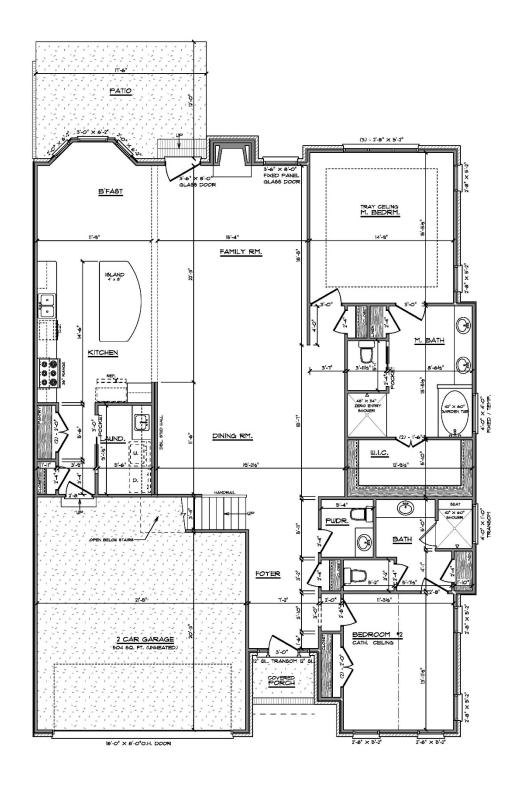




EXTERIOR – ELM-B



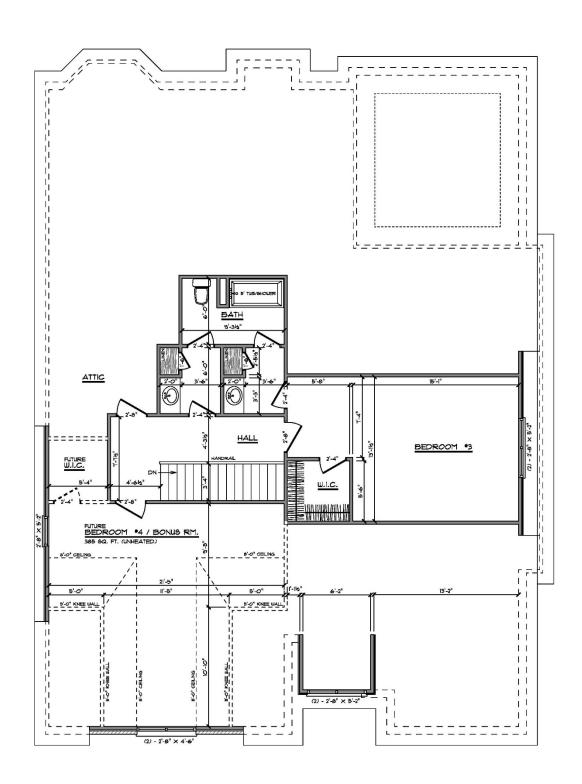




FIRST FLOOR - ELM-B







SECOND FLOOR – ELM-B



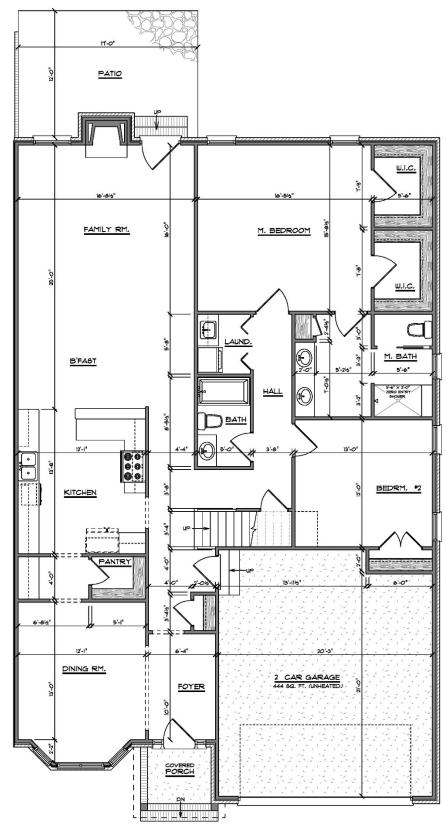




EXTERIOR – HOGAN



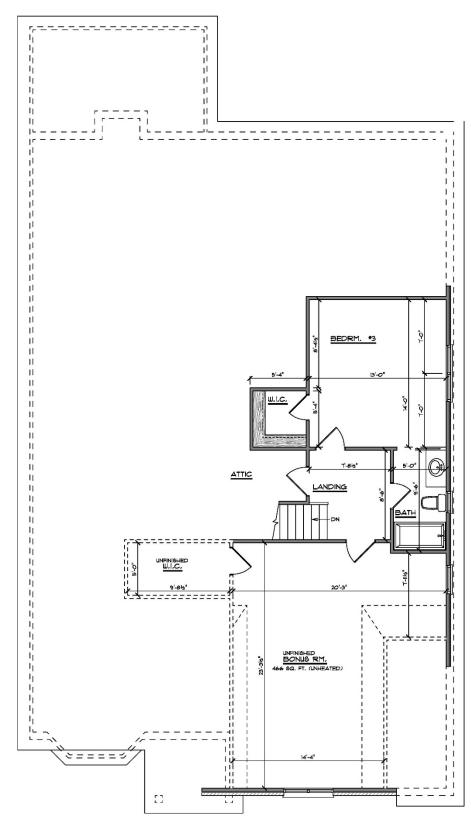




FIRST FLOOR – HOGAN







SECOND FLOOR - HOGAN



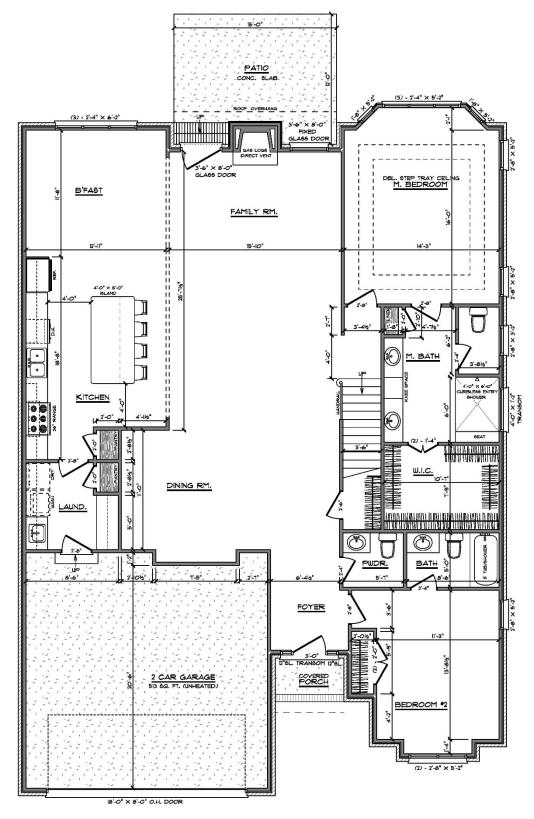




EXTERIOR – THE MAGNOLIA A



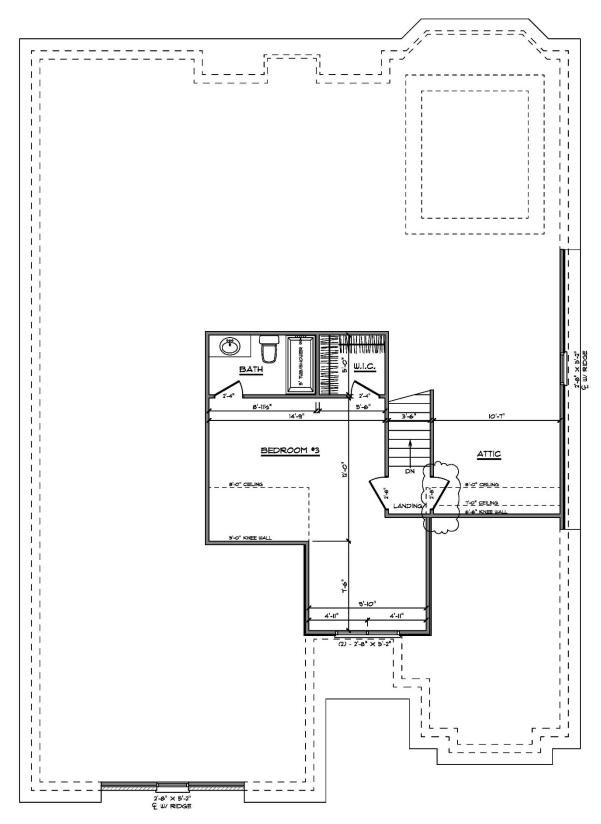




FIRST FLOOR - THE MAGNOLIA A







SECOND FLOOR – THE MAGNOLIA A



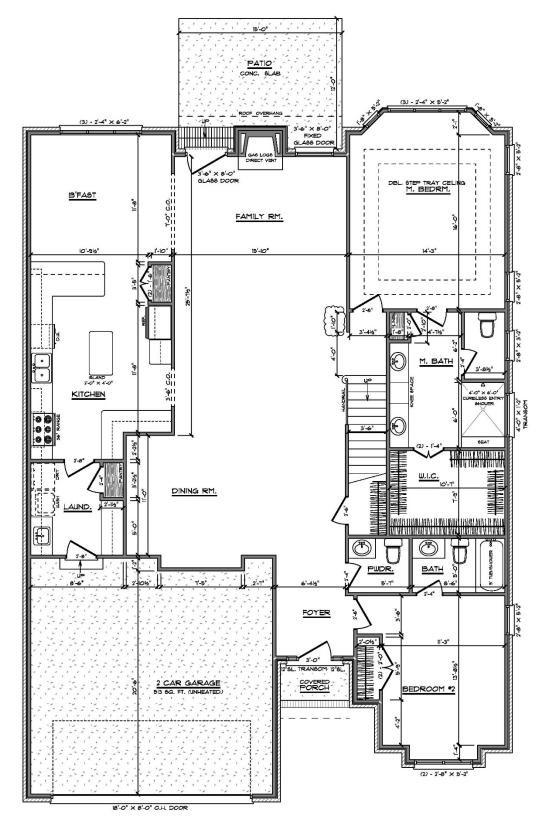




EXTERIOR – THE MAGNOLIA 6



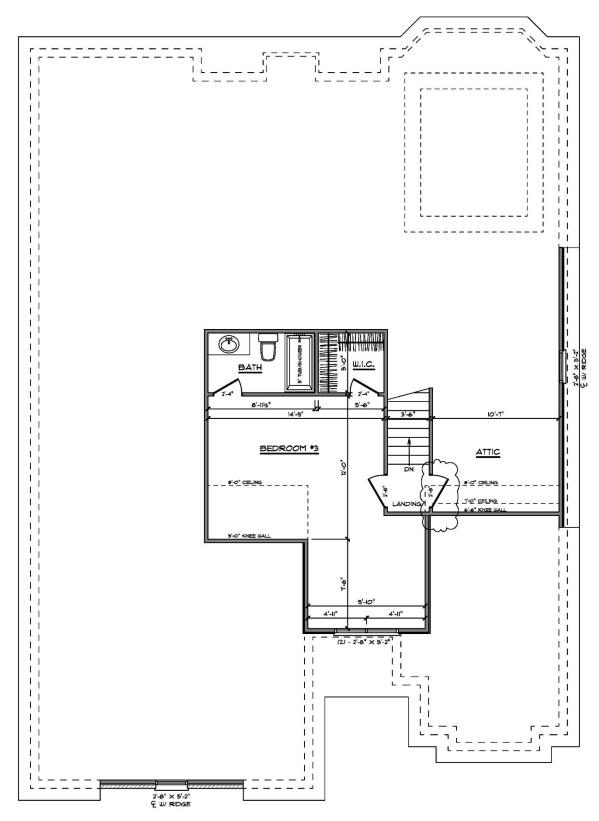




FIRST FLOOR - THE MAGNOLIA B



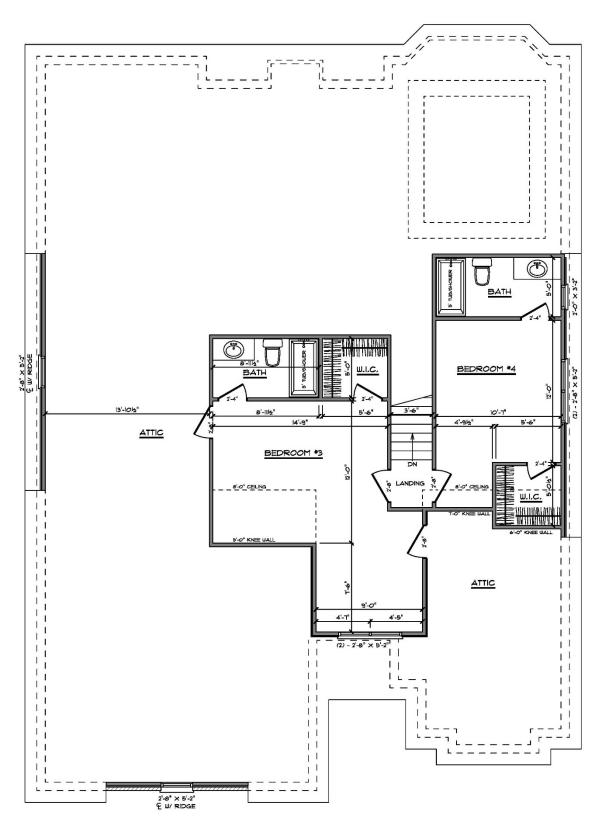




SECOND FLOOR – THE MAGNOLIA 6







SECOND FLOOR - THE MAGNOLIA A/B ALTERNATIVE



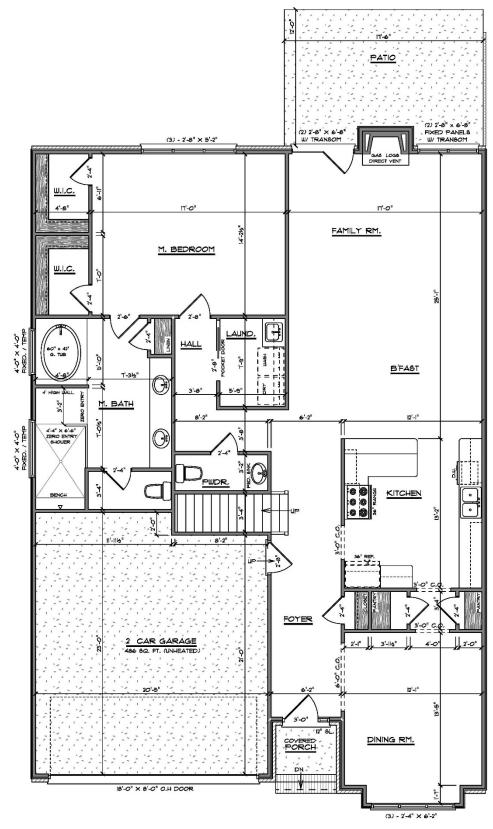




EXTERIOR - NELSON



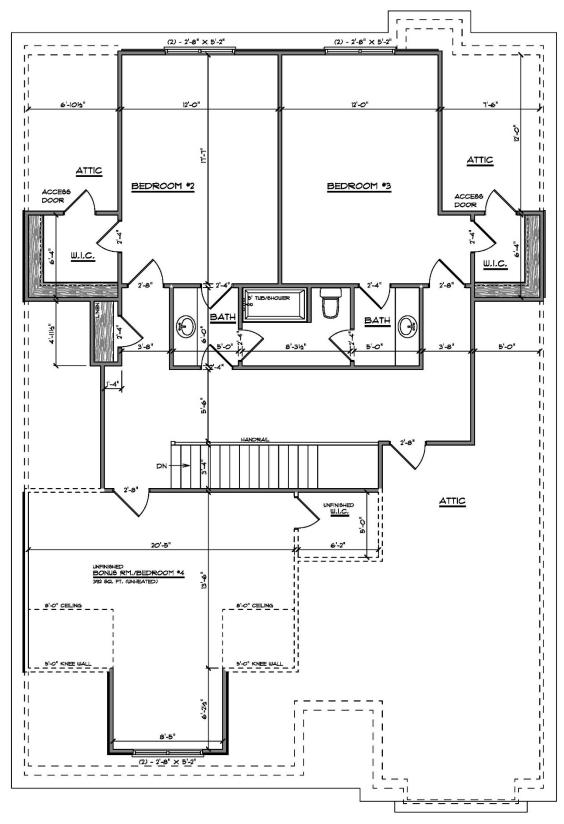




FIRST FLOOR - NELSON







SECOND FLOOR - NELSON

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 bedroor	m add \$24,800.00	
op alona.		42 1,000.00	
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

<u>Elim</u>

	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, IF required by code
Exterior	Shingles	Dimensional 40 Year
Exterior	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
	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.
Interior	Stain	Per plan
	Phone Outlets	One
	Cable Outlets	Six
	Shelving System	Laminate in Master and Pantry / Closet Maid in others
	Ceiling Fan Outlets	Four
		Open Tread—Oak stain
		Closed Tread Oak stain
	Stairs	6010 w/ over the post railings
		Spindles—Metal
	Floor	Hardwood
ĺ	Ceiling	9' smooth sheetrock
Foyer	Baseboard	6 ¼" MDF
-	Casing	445 MDF
	Crown	One piece w/ drop cap
	Floor	Hardwood
ĺ	Ceiling	9' smooth finish sheetrock
51.7	Baseboard	6 ¼" MDF
Dining	Casing	445 MDF
	Crown	One piece w/ drop cap
	Other	Two piece Chair rail w/ reverse panel
	Floor	Hardwood
ĺ	Ceiling	9' smooth finish sheetrock
Sunroom	Baseboard	6 ¼" MDF
ĺ	Casing	445 MDF
	Crown	One piece w/ drop cap
	Crown	one piece w/ drop cap

Birch

	Floor	Hardwood
	Ceiling	9' smooth finish sheetrock
Family / Great	Baseboard	6 ¼" MDF
Room	Casing	445 MDF
	Crown	One piece w/drop cap
	Other	Direct vent w/gas logs and marble surround
	Floor	Hardwood
	Ceiling	9' smooth finish sheetrock
	Countertops	Granite \$49.99/ft. (Level C)
	Baseboard	6 ¼" MDF
	Casing	445 MDF
Kitchen /	Crown	One piece w/ drop cap
Breakfast	Cabinets	Per Allowance
		Per Allowance
	Backsplash	Per Allowance
	Appliances	Per Portfolio
	Faucet	
	Sink	Per Allowance
	Floor	Hardwood
Hallway Down	Ceiling	9' smooth finsih sheetrock
	Baseboard	6 ¼" MDF
	Crown	One piece w/ drop cap
Hallway Up	Floor	Hardwood
	Floor	Carpet
Bonus Room (if	Ceiling	9' smooth finish sheetrock
applicable)	Baseboard	6 ¼" MDF
, ,	Casing	445 MDF
	Crown	One piece w/ drop cap
	Floor	Ceramic Tile (per allowance)
	Ceiling	Per Plan
	Baseboard	6 ¼" MDF
	Casing	445 MDF
	Crown	One piece w/ drop cap
Secondary Baths	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
	Floor	Carpet
Secondary	Ceiling	9' on 2nd level, 9' on 1st level
Bedrooms	Casing	445 MDF
Deurooms	Baseboard	6 ¼" MDF
	Crown	One piece w/ drop cap
	Floor	Carpet
	Ceiling	Single box tray with crown
Master Bedroom	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
		445 MDF
	Casing	443 MDF
	Casing Crown	One piece w/ drop cap

Birch

1	Cabinets	Per Allowance
Master Bath	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
	Floor	Ceramic Tile straight run or brick pattern, (per allowance)
	Ceiling	9' smooth finish sheetrock
Laundry	Casing	445 MDF
	Cabinets	Per Allowance
	Baseboard	6 ¼" MDF
	Floor	Carpet
	Walls	Sheetrock, Painted White
Closets	Ceiling	Per Plan
	Casing	445 MDF
	Baseboard	6 ¼" MDF
Attic	Floor	12 Sheets of OSB, if space allows
	Heating	Gas 1 zone where applicable 2 zone where applicable
	Air Conditioning	Electric 1 zone where applicable 2 zone where applicable
	Insulation R Values:	Licente 1 2016 Where applicable 2 2016 Where applicable
	Walls	R-15
Mechanical	Ceiling	R-38
	Floor	R-19
	Attic Vent System	Roof Vents
	Foundation	Thoroseal
	Waterproofing	French drain Around Home Per Code (n/a for slabs)
-	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:	ragiotable sills W Rabbel Weather Stripping
	switched receptacles	4
	Master Shower	
	Front Porch	
Other	recess lights	
	under-counter lights	
	step lights in stairway	
	, , ,	200 AMP
	switches and receptacles	
	Water Heater	Rinnai Tankless
	Landscaping	Per Development Plan
	Irrigation	yes.
	Hardwood	2 ¼" select oak
1	Fireplace	36" Direct Vent w/gas logs
	Appliances	\$6,800
1	Cabinets	\$18,500 kitchen baths laundry
	Carpet	\$22.50/yd., Installed with pad
	Ceramic Tile	\$3.50/sf, material only / straight laid or brick pattern design
Allowances	Kitchen Backsplash	\$250 material
	Granite	\$49.99/sf (Level C), includes Labor & Material, Kitchen Only
	Light Fixtures	\$2,500 includes light fixtures, under counter lighting, bulbs,fans,floodlights, doorbell and chime.
1		
	Mirrors	Plate Glass / 42" High by the Width of Vanity
Plumbing	Everything	See portfolio

Elm A

<u>Elim</u>

	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, IF required by code
Exterior	Shingles	Dimensional 40 Year
Exterior	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
	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.
Interior	Stain	Per plan
	Phone Outlets	One
	Cable Outlets	Six
	Shelving System	Laminate in Master and Pantry / Closet Maid in others
	Ceiling Fan Outlets	Four
		Open Tread—Oak stain
	Stairs	Closed Tread Oak stain
	Stairs	6010 w/ over the post railings
		Spindles—Metal
	Floor	Hardwood
	Ceiling	9' smooth sheetrock
Foyer	Baseboard	6 ¼" MDF
	Casing	445 MDF
	Crown	One piece w/ drop cap
	Floor	Hardwood
	Ceiling	9' smooth finish sheetrock
61.1	Baseboard	6 ¼" MDF
Dining	Casing	445 MDF
	Crown	One piece w/ drop cap
	Other	Two piece Chair rail w/ reverse panel
	Floor	Hardwood
	Ceiling	9' smooth finish sheetrock
Sunroom	Baseboard	6 ¼" MDF
	Casing	445 MDF
	Crown	One piece w/ drop cap
		one process wy drop cap

Elm A

	Floor	Hardwood
	Ceiling	9' smooth finish sheetrock
Family / Great	Baseboard	6 ¼" MDF
Room	Casing	445 MDF
	Crown	One piece w/drop cap
	Other	Direct vent w/gas logs and marble surround
	Floor	Hardwood
	Ceiling	9' smooth finish sheetrock
	Countertops	Granite \$49.99/ft. (Level C)
	Baseboard	6 ¼" MDF
	Casing	445 MDF
Kitchen /	Crown	One piece w/ drop cap
Breakfast	Cabinets	Per Allowance
		Per Allowance
	Backsplash	Per Allowance
	Appliances	Per Portfolio
	Faucet	
	Sink	Per Allowance
	Floor	Hardwood
Hallway Down	Ceiling	9' smooth finsih sheetrock
	Baseboard	6 ¼" MDF
	Crown	One piece w/ drop cap
Hallway Up	Floor	Hardwood
	Floor	Carpet
Bonus Room (if	Ceiling	9' smooth finish sheetrock
applicable)	Baseboard	6 ¼" MDF
, ,	Casing	445 MDF
	Crown	One piece w/ drop cap
	Floor	Ceramic Tile (per allowance)
	Ceiling	Per Plan
	Baseboard	6 ¼" MDF
	Casing	445 MDF
	Crown	One piece w/ drop cap
Secondary Baths	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
	Floor	Carpet
Secondary	Ceiling	9' on 2nd level, 9' on 1st level
Bedrooms	Casing	445 MDF
Deurooms	Baseboard	6 ¼" MDF
	Crown	One piece w/ drop cap
	Floor	Carpet
	Ceiling	Single box tray with crown
Master Bedroom	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
		445 MDF
	Casing	443 MDF
	Casing Crown	One piece w/ drop cap

Elm A

I	Cabinets	Per Allowance
Master Bath	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
	Floor	Ceramic Tile straight run or brick pattern, (per allowance)
	Ceiling	9' smooth finish sheetrock
Laundry	Casing	445 MDF
	Cabinets	Per Allowance
	Baseboard	6 ¼" MDF
	Floor	Carpet
	Walls	Sheetrock, Painted White
Closets	Ceiling	Per Plan
	Casing	445 MDF
	Baseboard	6 ¼" MDF
Attic	Floor	12 Sheets of OSB, if space allows
	Heating	Gas 1 zone where applicable 2 zone where applicable
	Air Conditioning	Electric 1 zone where applicable 2 zone where applicable
	Insulation R Values:	Electric 1201c where applicable 2201c where applicable
	Walls	R-15
Mechanical	Ceiling	R-38
Wiceriamean	Floor	R-19
	Attic Vent System	Roof Vents
	Foundation	Thoroseal
	Waterproofing	French drain Around Home Per Code (n/a for slabs)
	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
		Adjustable sills w/ Rubber Weather Stripping
	Weather-stripping Electrical:	Adjustable sills w/ Kubber Weather Stripping
	switched receptacles	A
	Master Shower	
	Front Porch	
Other	recess lights	
	under-counter lights	
	step lights in stairway	
	, , ,	200 AMP
	switches and receptacles	
	Water Heater	Rinnai Tankless
	Landscaping	Per Development Plan
	Irrigation Hardwood	yes. 2 ¼" select oak
<u> </u>	Fireplace	36" Direct Vent w/gas logs
	Appliances	\$6,800
	Cabinets	\$16,500 kitchen baths laundry
	Carpet	\$22.50/yd., Installed with pad
Allowances	Ceramic Tile	\$3.50/sf, material only / straight laid or brick pattern design
Anowalices	Kitchen Backsplash	\$250 material
	Granite	\$49.99/sf (Level C), includes Labor & Material, Kitchen Only
	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

<u>Elim</u>

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	Garage Door	18' w/opener non insulated door
	Garage Floor	Concrete
	Front Porch Handrails	Wrought Iron, IF required by code
Exterior	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	Тwo
	Hose Connections	Тwo
	Fascia, Soffit, & Frieze	Vinyl
	Front Porch Flooring	Stamped & colored concrete
	Front Porch Ceiling	Vinyl bead board with recess lighting
	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.
Interior	Stain	Per plan
interior	Phone Outlets	One
	Cable Outlets	Six
	Shelving System	Laminate in Master and Pantry / Closet Maid in others
	Ceiling Fan Outlets	Four
		Open Tread—Oak stain
	Stairs	Closed Tread Oak stain
		6010 w/ over the post railings
	1	Spindles—Metal
	Floor	Hardwood
_	Ceiling	9' smooth sheetrock
Foyer	Baseboard	6 ¼" MDF
	Casing	445 MDF
	Crown	One piece w/ drop cap
	Floor	Hardwood
	Ceiling	9' smooth finish sheetrock
Dining	Baseboard	6 ¼" MDF
Dilling	Casing	445 MDF
	Crown	One piece w/ drop cap
	Other	Two piece Chair rail w/ reverse panel
	Other Floor	Two piece Chair rail w/ reverse panel Hardwood
Sunroom	Floor	Hardwood
Sunroom	Floor Ceiling	Hardwood 9' smooth finish sheetrock
Sunroom	Floor Ceiling Baseboard	Hardwood 9' smooth finish sheetrock 6 %" MDF

Elm B

	Floor	Hardwood
	Ceiling	9' smooth finish sheetrock
Family / Great	Baseboard	6 ¼" MDF
Room	Casing	445 MDF
	Crown	One piece w/drop cap
	Other	Direct vent w/gas logs and marble surround
	Floor	Hardwood
	Ceiling	9' smooth finish sheetrock
	Countertops	Granite \$49.99/ft. (Level C)
	Baseboard	6 ¼" MDF
	Casing	445 MDF
Kitchen /	Crown	One piece w/ drop cap
Breakfast	Cabinets	Per Allowance
		Per Allowance
	Backsplash	Per Allowance
	Appliances	Per Portfolio
	Faucet	
	Sink	Per Allowance
	Floor	Hardwood
Hallway Down	Ceiling	9' smooth finsih sheetrock
	Baseboard	6 ¼" MDF
	Crown	One piece w/ drop cap
Hallway Up	Floor	Hardwood
	Floor	Carpet
Bonus Room (if	Ceiling	9' smooth finish sheetrock
applicable)	Baseboard	6 ¼" MDF
, ,	Casing	445 MDF
	Crown	One piece w/ drop cap
	Floor	Ceramic Tile (per allowance)
	Ceiling	Per Plan
	Baseboard	6 ¼" MDF
	Casing	445 MDF
	Crown	One piece w/ drop cap
Secondary Baths	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
	Floor	Carpet
Secondary	Ceiling	9' on 2nd level, 9' on 1st level
Bedrooms	Casing	445 MDF
Deurooms	Baseboard	6 ¼" MDF
	Crown	One piece w/ drop cap
	Floor	Carpet
	Ceiling	Single box tray with crown
Master Bedroom	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
		445 MDF
	Casing	443 MDF
	Casing Crown	One piece w/ drop cap

Elm B

1	Cabinets	Per Allowance
Master Bath	Countertop	\$44.99/sf Level D.
	Plumbing Fixtures	PC dual faucets
	Shower	Ceramic Frameless
	Tub	5' Oval jetted tub
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	Ceiling	9' smooth finish sheetrock
Laundry	Casing	445 MDF
	Cabinets	Per Allowance
	Baseboard	6 ¼" MDF
	Floor	Carpet
	Walls	Sheetrock, Painted White
Closets	Ceiling	Per Plan
	Casing	445 MDF
	Baseboard	6 ¼" MDF
Attic	Floor	12 Sheets of OSB, if space allows
	Heating	Gas 1 zone where applicable 2 zone where applicable
	Air Conditioning	Electric 1 zone where applicable 2 zone where applicable
	Insulation R Values:	21000110 2 20110 1111010 applicable 2 20110 1111010 applicable
	Walls	R-15
Mechanical	Ceiling	R-38
	Floor	R-19
	Attic Vent System	Roof Vents
	Foundation	Thoroseal
	Waterproofing	French drain Around Home Per Code (n/a for slabs)
	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:	rajectorie siio ii, itaasei reattiei eti ppiiig
	switched receptacles	4
	Master Shower	
	Front Porch	
Other	recess lights	
	under-counter lights	
	step lights in stairway	
		200 AMP
	switches and receptacles	
	Water Heater	Rinnai Tankless
	Landscaping	Per Development Plan
1	Irrigation	yes.
1	Hardwood	2 ¼" select oak
	Fireplace	36" Direct Vent w/gas logs
	Appliances	\$6,800
	Cabinets	\$18,000 kitchen baths laundry
	Carpet	\$22.50/yd., Installed with pad
1	Ceramic Tile	\$3.50/sf, material only / straight laid or brick pattern design
Allowances	Kitchen Backsplash	\$250 material
1	Granite	\$49.99/sf (Level C), includes Labor & Material, Kitchen Only
	Light Fixtures	\$2,500 includes light fixtures, under counter lighting, bulbs,fans,floodlights, doorbell and chime.
1	Mirrors	Plate Glass / 42" High by the Width of Vanity
Plumbing	Everything	See portfolio
i idilibilig	Jumig	see portions

Hogan

	I	EIIIII
	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, IF required by code
Exterior	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	Тwo
	Hose Connections	Тwo
	Fascia, Soffit, & Frieze	Vinyl
	Front Porch Flooring	Stamped & colored concrete
	Front Porch Ceiling	Vinyl bead board with recess lighting
	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.
Interior	Stain	Per plan
interior	Phone Outlets	One
	Cable Outlets	Six
	Shelving System	Laminate in Master and Pantry / Closet Maid in others
	Ceiling Fan Outlets	Four
		Open Tread—Oak stain
	Stairs	Closed Tread Oak stain
		6010 w/ over the post railings
	1	Spindles—Metal
	Floor	Hardwood
_	Ceiling	9' smooth sheetrock
Foyer	Baseboard	6 ¼" MDF
	Casing	445 MDF
	Crown	One piece w/ drop cap
	Floor	Hardwood
	Ceiling	9' smooth finish sheetrock
Dining	Baseboard	6 ¼" MDF
28	Casing	445 MDF
	Crown	One piece w/ drop cap
	Ci OWII	•
	Other	Two piece Chair rail w/ reverse panel
		Two piece Chair rail w/ reverse panel Hardwood
	Other	
Sunroom	Other Floor	Hardwood
Sunroom	Other Floor Ceiling	Hardwood 9' smooth finish sheetrock
Sunroom	Other Floor Ceiling	Hardwood 9' smooth finish sheetrock

Hogan

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

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1	Cabinets	Per Allowance
Master Bath	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
	Floor	Ceramic Tile straight run or brick pattern, (per allowance)
	Ceiling	9' smooth finish sheetrock
Laundry	Casing	445 MDF
	Cabinets	Per Allowance
	Baseboard	6 ¼" MDF
	Floor	Carpet
	Walls	Sheetrock, Painted White
Closets	Ceiling	Per Plan
	Casing	445 MDF
	Baseboard	6 ¼" MDF
Attic	Floor	12 Sheets of OSB, if space allows
	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
Mechanical	Ceiling	R-38
	Floor	R-19
	Attic Vent System	Roof Vents
	Foundation	Thoroseal
	Waterproofing	French drain Around Home Per Code (n/a for slabs)
	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
Other	Front Porch	
	recess lights	
	under-counter lights	
	step lights in stairway	
		200 AMP
	switches and receptacles	
	Water Heater	Rinnai Tankless
	Landscaping	Per Development Plan
	Irrigation	yes.
	Hardwood	2 ½" select oak
	Fireplace	36" Direct Vent w/gas logs
	Appliances	\$6,800
	Cabinets	\$15,000 kitchen baths laundry
	Carpet Caramia Tilo	\$22.50/yd., Installed with pad
Allowances	Ceramic Tile	\$3.50/sf, material only / straight laid or brick pattern design
,o.vanices	Kitchen Backsplash	\$250 material
	Granite Light Fixtures	\$49.99/sf (Level C), includes Labor & Material, Kitchen Only \$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		
riumping	Everything	See portfolio

Magnolia A

	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, IF required by code
Exterior	Shingles	Dimensional 40 Year
Exterior	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
	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.
Interior	Stain	Per plan
	Phone Outlets	One
	Cable Outlets	Six
	Shelving System	Laminate in Master and Pantry / Closet Maid in others
	Ceiling Fan Outlets	Four
		Open Tread—Oak stain
	Chaire	Closed Tread Oak stain
	Stairs	6010 w/ over the post railings
		Spindles—Metal
	Floor	Hardwood
	Ceiling	9' smooth sheetrock
Foyer	Baseboard	6 ¼" MDF
	Casing	445 MDF
	Crown	One piece w/ drop cap
	Floor	Hardwood
	Ceiling	9' smooth finish sheetrock
61.1	Baseboard	6 ¼" MDF
Dining	Casing	445 MDF
	Crown	One piece w/ drop cap
	Other	Two piece Chair rail w/ reverse panel
	Floor	Hardwood
	Ceiling	9' smooth finish sheetrock
Sunroom	Baseboard	6 ¼" MDF
	Casing	445 MDF
	Crown	One piece w/ drop cap
		one process wy drop cap

Magnolia A

	I	lu i i
Family / Great	Floor	Hardwood
	Ceiling	9' smooth finish sheetrock
	Baseboard	6 ¼" MDF
Room	Casing	445 MDF
	Crown	One piece w/drop cap
	Other	Direct vent w/gas logs and marble surround
	Floor	Hardwood
	Ceiling	9' smooth finish sheetrock
	Countertops	Granite \$49.99/ft. (Level C)
	Baseboard	6 ¼" MDF
Kitchen /	Casing	445 MDF
Breakfast	Crown	One piece w/ drop cap
	Cabinets	Per Allowance
	Backsplash	Per Allowance
	Appliances	Per Allowance
	Faucet	Per Portfolio
	Sink	Per Allowance
	Floor	Hardwood
Hallway Down	Ceiling	9' smooth finsih sheetrock
,	Baseboard	6 ¼" MDF
	Crown	One piece w/ drop cap
Hallway Up	Floor	Hardwood
	Floor	Carpet
Bonus Room (if	Ceiling	9' smooth finish sheetrock
applicable)	Baseboard	6 ¼" MDF
аррисавіс)	Casing	445 MDF
	Crown	One piece w/ drop cap
	Floor	Ceramic Tile (per allowance)
	Ceiling	Per Plan
	Cenning	r ci i idii
	Baseboard	6 ¼" MDF
	Baseboard	6 ¼" MDF
Secondary Baths	Baseboard Casing Crown	6 ¼" MDF 445 MDF
Secondary Baths	Baseboard Casing Crown	6 ¼" MDF 445 MDF One piece w/ drop cap
Secondary Baths	Baseboard Casing Crown Cabinets	6 %" MDF 445 MDF One piece w/ drop cap Per Allowance
Secondary Baths	Baseboard Casing Crown Cabinets Countertop	6 ¼" MDF 445 MDF One piece w/ drop cap Per Allowance Granite \$30.00/ft. (Remnant)
Secondary Baths	Baseboard Casing Crown Cabinets Countertop Plumbing Fixtures	6 %" MDF 445 MDF One piece w/ drop cap Per Allowance Granite \$30.00/ft. (Remnant) Per Allowance
Secondary Baths	Baseboard Casing Crown Cabinets Countertop Plumbing Fixtures Shower	6 %" MDF 445 MDF One piece w/ drop cap Per Allowance Granite \$30.00/ft. (Remnant) Per Allowance Ceramic no doors included
Secondary Baths	Baseboard Casing Crown Cabinets Countertop Plumbing Fixtures Shower Mirror	6 %" MDF 445 MDF One piece w/ drop cap Per Allowance Granite \$30.00/ft. (Remnant) Per Allowance Ceramic no doors included Plate Glass 42" Tall, Width of Vanity
	Baseboard Casing Crown Cabinets Countertop Plumbing Fixtures Shower Mirror Bath Accessories	6 %" MDF 445 MDF One piece w/ drop cap Per Allowance Granite \$30.00/ft. (Remnant) Per Allowance Ceramic no doors included Plate Glass 42" Tall, Width of Vanity Chrome to include: 1 towel ring per sink, 1 paper holder, 1 towel bar per tub
Secondary	Baseboard Casing Crown Cabinets Countertop Plumbing Fixtures Shower Mirror Bath Accessories Floor	6 %" MDF 445 MDF One piece w/ drop cap Per Allowance Granite \$30.00/ft. (Remnant) Per Allowance Ceramic no doors included Plate Glass 42" Tall, Width of Vanity Chrome to include: 1 towel ring per sink, 1 paper holder, 1 towel bar per tub Carpet
	Baseboard Casing Crown Cabinets Countertop Plumbing Fixtures Shower Mirror Bath Accessories Floor Ceiling	6 %" MDF 445 MDF One piece w/ drop cap Per Allowance Granite \$30.00/ft. (Remnant) Per Allowance Ceramic no doors included Plate Glass 42" Tall, Width of Vanity Chrome to include: 1 towel ring per sink, 1 paper holder, 1 towel bar per tub Carpet 9' on 2nd level, 9' on 1st level
Secondary	Baseboard Casing Crown Cabinets Countertop Plumbing Fixtures Shower Mirror Bath Accessories Floor Ceiling Casing	6 %" MDF 445 MDF One piece w/ drop cap Per Allowance Granite \$30.00/ft. (Remnant) Per Allowance Ceramic no doors included Plate Glass 42" Tall, Width of Vanity Chrome to include: 1 towel ring per sink, 1 paper holder, 1 towel bar per tub Carpet 9' on 2nd level, 9' on 1st level 445 MDF
Secondary	Baseboard Casing Crown Cabinets Countertop Plumbing Fixtures Shower Mirror Bath Accessories Floor Ceiling Casing Baseboard	6 %" MDF 445 MDF One piece w/ drop cap Per Allowance Granite \$30.00/ft. (Remnant) Per Allowance Ceramic no doors included Plate Glass 42" Tall, Width of Vanity Chrome to include: 1 towel ring per sink, 1 paper holder, 1 towel bar per tub Carpet 9' on 2nd level, 9' on 1st level 445 MDF 6 %" MDF
Secondary	Baseboard Casing Crown Cabinets Countertop Plumbing Fixtures Shower Mirror Bath Accessories Floor Ceiling Casing Baseboard Crown	6 %" MDF 445 MDF One piece w/ drop cap Per Allowance Granite \$30.00/ft. (Remnant) Per Allowance Ceramic no doors included Plate Glass 42" Tall, Width of Vanity Chrome to include: 1 towel ring per sink, 1 paper holder, 1 towel bar per tub Carpet 9' on 2nd level, 9' on 1st level 445 MDF 6 %" MDF One piece w/ drop cap
Secondary Bedrooms	Baseboard Casing Crown Cabinets Countertop Plumbing Fixtures Shower Mirror Bath Accessories Floor Ceiling Casing Baseboard Crown Floor	6 %" MDF 445 MDF One piece w/ drop cap Per Allowance Granite \$30.00/ft. (Remnant) Per Allowance Ceramic no doors included Plate Glass 42" Tall, Width of Vanity Chrome to include: 1 towel ring per sink, 1 paper holder, 1 towel bar per tub Carpet 9' on 2nd level, 9' on 1st level 445 MDF 6 %" MDF One piece w/ drop cap Carpet
Secondary Bedrooms	Baseboard Casing Crown Cabinets Countertop Plumbing Fixtures Shower Mirror Bath Accessories Floor Ceiling Casing Baseboard Crown Floor Ceiling	6 %" MDF 445 MDF One piece w/ drop cap Per Allowance Granite \$30.00/ft. (Remnant) Per Allowance Ceramic no doors included Plate Glass 42" Tall, Width of Vanity Chrome to include: 1 towel ring per sink, 1 paper holder, 1 towel bar per tub Carpet 9' on 2nd level, 9' on 1st level 445 MDF 6 %" MDF One piece w/ drop cap Carpet Single box tray with crown
Secondary Bedrooms	Baseboard Casing Crown Cabinets Countertop Plumbing Fixtures Shower Mirror Bath Accessories Floor Ceiling Casing Baseboard Crown Floor Ceiling Casing	6 %" MDF 445 MDF One piece w/ drop cap Per Allowance Granite \$30.00/ft. (Remnant) Per Allowance Ceramic no doors included Plate Glass 42" Tall, Width of Vanity Chrome to include: 1 towel ring per sink, 1 paper holder, 1 towel bar per tub Carpet 9' on 2nd level, 9' on 1st level 445 MDF 6 %" MDF One piece w/ drop cap Carpet Single box tray with crown 445 MDF
Secondary Bedrooms	Baseboard Casing Crown Cabinets Countertop Plumbing Fixtures Shower Mirror Bath Accessories Floor Ceiling Casing Baseboard Crown Floor Ceiling Casing Baseboard Crown Baseboard Crown Floor Ceiling Casing Baseboard	6 %" MDF 445 MDF One piece w/ drop cap Per Allowance Granite \$30.00/ft. (Remnant) Per Allowance Ceramic no doors included Plate Glass 42" Tall, Width of Vanity Chrome to include: 1 towel ring per sink, 1 paper holder, 1 towel bar per tub Carpet 9' on 2nd level, 9' on 1st level 445 MDF 6 %" MDF One piece w/ drop cap Carpet Single box tray with crown 445 MDF 6 %" MDF
Secondary Bedrooms	Baseboard Casing Crown Cabinets Countertop Plumbing Fixtures Shower Mirror Bath Accessories Floor Ceiling Casing Baseboard Crown Floor Ceiling Casing Baseboard Crown Floor Ceiling Casing Countertop Plumbing Fixtures Shower Mirror Bath Accessories Floor Ceiling Casing Baseboard Crown Crown	6 %" MDF 445 MDF One piece w/ drop cap Per Allowance Granite \$30.00/ft. (Remnant) Per Allowance Ceramic no doors included Plate Glass 42" Tall, Width of Vanity Chrome to include: 1 towel ring per sink, 1 paper holder, 1 towel bar per tub Carpet 9' on 2nd level, 9' on 1st level 445 MDF 6 %" MDF One piece w/ drop cap Carpet Single box tray with crown 445 MDF 6 %" MDF One piece w/ drop cap
Secondary Bedrooms	Baseboard Casing Crown Cabinets Countertop Plumbing Fixtures Shower Mirror Bath Accessories Floor Ceiling Casing Baseboard Crown Floor Ceiling Casing Baseboard Crown Floor Ceiling Casing Floor Ceiling Casing Floor Ceiling Casing Floor Ceiling Casing	6 ½" MDF 445 MDF One piece w/ drop cap Per Allowance Granite \$30.00/ft. (Remnant) Per Allowance Ceramic no doors included Plate Glass 42" Tall, Width of Vanity Chrome to include: 1 towel ring per sink, 1 paper holder, 1 towel bar per tub Carpet 9' on 2nd level, 9' on 1st level 445 MDF 6 ½" MDF One piece w/ drop cap Carpet Single box tray with crown 445 MDF 6 ½" MDF One piece w/ drop cap Carpet Carpet Single box tray with crown 445 MDF 6 ½" MDF One piece w/ drop cap Ceramic Tile straight run or brick pattern, (per allowance)
Secondary Bedrooms	Baseboard Casing Crown Cabinets Countertop Plumbing Fixtures Shower Mirror Bath Accessories Floor Ceiling Casing Baseboard Crown Floor Ceiling Casing Baseboard Crown Floor Ceiling Casing	6 ½" MDF 445 MDF One piece w/ drop cap Per Allowance Granite \$30.00/ft. (Remnant) Per Allowance Ceramic no doors included Plate Glass 42" Tall, Width of Vanity Chrome to include: 1 towel ring per sink, 1 paper holder, 1 towel bar per tub Carpet 9' on 2nd level, 9' on 1st level 445 MDF 6 ½" MDF One piece w/ drop cap Carpet Single box tray with crown 445 MDF 6 ½" MDF One piece w/ drop cap Ceramic Tile straight run or brick pattern, (per allowance) Per Plan
Secondary Bedrooms	Baseboard Casing Crown Cabinets Countertop Plumbing Fixtures Shower Mirror Bath Accessories Floor Ceiling Casing Baseboard Crown Floor Ceiling Casing Baseboard Crown Floor Ceiling Casing	6 ½" MDF 445 MDF One piece w/ drop cap Per Allowance Granite \$30.00/ft. (Remnant) Per Allowance Ceramic no doors included Plate Glass 42" Tall, Width of Vanity Chrome to include: 1 towel ring per sink, 1 paper holder, 1 towel bar per tub Carpet 9' on 2nd level, 9' on 1st level 445 MDF 6 ½" MDF One piece w/ drop cap Carpet Single box tray with crown 445 MDF 6 ½" MDF One piece w/ drop cap Ceramic Tile straight run or brick pattern, (per allowance) Per Plan
Secondary Bedrooms	Baseboard Casing Crown Cabinets Countertop Plumbing Fixtures Shower Mirror Bath Accessories Floor Ceiling Casing Baseboard Crown Floor Ceiling	6 %" MDF 445 MDF One piece w/ drop cap Per Allowance Granite \$30.00/ft. (Remnant) Per Allowance Ceramic no doors included Plate Glass 42" Tall, Width of Vanity Chrome to include: 1 towel ring per sink, 1 paper holder, 1 towel bar per tub Carpet 9' on 2nd level, 9' on 1st level 445 MDF 6 %" MDF One piece w/ drop cap Carpet Single box tray with crown 445 MDF 6 %" MDF One piece w/ drop cap Ceramic Tile straight run or brick pattern, (per allowance) Per Plan 6 %" MDF

Magnolia A

I	Cabinets	Per Allowance
Master Bath	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
	Floor	Ceramic Tile straight run or brick pattern, (per allowance)
	Ceiling	9' smooth finish sheetrock
Laundry	Casing	445 MDF
	Cabinets	Per Allowance
	Baseboard	6 ¼" MDF
	Floor	Carpet
	Walls	Sheetrock, Painted White
Closets	Ceiling	Per Plan
	Casing	445 MDF
	Baseboard	6 ¼" MDF
Attic	Floor	12 Sheets of OSB, if space allows
	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
Mechanical	Ceiling	R-38
	Floor	R-19
	Attic Vent System	Roof Vents
	Foundation	Thoroseal
	Waterproofing	French drain Around Home Per Code (n/a for slabs)
	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	
	Master Shower	
Other	Front Porch	
	recess lights	
	under-counter lights	
	step lights in stairway	
		200 AMP
	switches and receptacles	
	Water Heater	Rinnai Tankless
	Landscaping	Per Development Plan
ĺ	Irrigation Hardwood	yes.
ĺ		2 ½" select oak
	Fireplace Appliances	36" Direct Vent w/gas logs
ĺ	Appliances Cabinets	\$6,800
ĺ		\$16,500 kitchen baths laundry \$22.50/yd., Installed with pad
ĺ	Carpet Caramic Tile	
Allowances	Ceramic Tile Kitchen Backsplash	\$3.50/sf, material only / straight laid or brick pattern design \$250 material
	Kitchen Backsplash Granite	\$49.99/sf (Level C), includes Labor & Material, Kitchen Only
	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
		Fee between

Magnolia B

	Exterior Finish	Brick with Vinyl Boxing and Siding where applicable
	Sheathing	Structure board
1	Foundation	Brick and block
	Windows	Vinyl double hung GBG
	Walk	Stamped and colored concrete
1	Driveway	Concrete broom finish
1	Garage Door	18' w/opener non insulated door
1	Garage Floor	Concrete
1	Front Porch Handrails	Wrought Iron, IF required by code
Exterior	Shingles	Dimensional 40 Year
	Front Door	Six panel Fiber Classic
1	Sidelights & Transoms	Clear Glass Per Plan
	Patio	Stamped and Colored concrete
1	Gutters	Aluminum (5" OGEE)
	Outside WP Outlets	Two
1	Hose Connections	Two
1	Fascia, Soffit, & Frieze	Vinyl
	Front Porch Flooring	Stamped & colored concrete
	Front Porch Ceiling	Vinyl bead board with recess lighting
	Casing	445 MDF
1	Base	6 ¼" w/Cap / MDF
1	Doors	Two panel masonite/Semi solid/Hollow Core
1	Walls	Sheetrock
	Ceilings	Per Plan
1	Floor	See Room Detail
1	Sub-Flooring	3/4" T& G or concrete slab
1	Paint	2 coats flat latex. One color walls, one color trim.
Interior	Stain	Per plan
	Phone Outlets	One
1	Cable Outlets	Six
1	Shelving System	Laminate in Master and Pantry / Closet Maid in others
1	Ceiling Fan Outlets	Four
1		Open Tread—Oak stain
1	Stairs	Closed Tread Oak stain
1	Stairs	6010 w/ over the post railings
		Spindles—Metal
	Floor	Hardwood
	Ceiling	9' smooth sheetrock
Foyer	Baseboard	6 ¼" MDF
l	Casing	445 MDF
	Crown	One piece w/ drop cap
	Floor	Hardwood
l	Ceiling	9' smooth finish sheetrock
Dining	Baseboard	6 ¼" MDF
Dining	Casing	445 MDF
l	Crown	One piece w/ drop cap
	Other	Two piece Chair rail w/ reverse panel
	Floor	Hardwood
	Ceiling	9' smooth finish sheetrock
Sunroom	Baseboard	6 ¼" MDF
3411100111		
	Casing	445 MDF

Magnolia B

	Floor	Hardwood
Family / Great Room	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
	Floor	Hardwood
	Ceiling	9' smooth finish sheetrock
	Countertops	Granite \$49.99/ft. (Level C)
	Baseboard	6 ¼" MDF
	Casing	445 MDF
Kitchen /	Crown	One piece w/ drop cap
Breakfast	Cabinets	Per Allowance
		Per Allowance
	Backsplash	Per Allowance
	Appliances	Per Portfolio
	Faucet	
	Sink	Per Allowance
	Floor	Hardwood
Hallway Down	Ceiling	9' smooth finsih sheetrock
	Baseboard	6 ¼" MDF
	Crown	One piece w/ drop cap
Hallway Up	Floor	Hardwood
	Floor	Carpet
Bonus Room (if	Ceiling	9' smooth finish sheetrock
applicable)	Baseboard	6 ¼" MDF
, ,	Casing	445 MDF
	Crown	One piece w/ drop cap
	Floor	Ceramic Tile (per allowance)
	Ceiling	Per Plan
	Baseboard	6 ¼" MDF
	Casing	445 MDF
	Crown	One piece w/ drop cap
Secondary Baths	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
	Floor	Carpet
Secondary	Ceiling	9' on 2nd level, 9' on 1st level
Secondary Bedrooms	Casing	445 MDF
Deditollis	Baseboard	6 ¼" MDF
	Crown	One piece w/ drop cap
	Floor	Carpet
	Ceiling	Single box tray with crown
Master Bedroom	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
		445 MDF
	Casing	443 MDF
	Casing Crown	One piece w/ drop cap

Magnolia B

I	Cabinets	Per Allowance
Master Bath	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
	Floor	Ceramic Tile straight run or brick pattern, (per allowance)
	Ceiling	9' smooth finish sheetrock
Laundry	Casing	445 MDF
·	Cabinets	Per Allowance
	Baseboard	6 ¼" MDF
	Floor	Carpet
	Walls	Sheetrock, Painted White
Closets	Ceiling	Per Plan
0.000.0	Casing	445 MDF
	Baseboard	6 ¼" MDF
Attic	Floor	12 Sheets of OSB, if space allows
Attic	Heating	Gas 1 zone where applicable 2 zone where applicable
	Air Conditioning	Electric 1 zone where applicable 2 zone where applicable
	Insulation R Values:	Lieutic 1201e where applicable 2201e where applicable
	Walls	R-15
Mechanical	Ceiling	R-38
iviecilallical	Floor	R-19
		Roof Vents
	Attic Vent System	
	Foundation	Thoroseal French drain Argund Home Per Code (n/e for slobs)
	Waterproofing	French drain Around Home Per Code (n/a for slabs)
	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:	4
	switched receptacles	
	Master Shower	
Other	Front Porch	
	recess lights	
	under-counter lights	
	step lights in stairway	11
	switches and receptacles	200 AMP
	· ·	Rinnai Tankless
	Water Heater	
	Landscaping	Per Development Plan
	Irrigation	yes.
	Hardwood Eiroplase	2 ½" select oak
<u> </u>	Fireplace	36" Direct Vent w/gas logs
	Appliances	\$6,800
	Cabinets	\$20,000 kitchen baths laundry
	Carpet	\$22.50/yd., Installed with pad
Allowances	Ceramic Tile	\$3.50/sf, material only / straight laid or brick pattern design
Allowalices	Kitchen Backsplash	\$250 material
	Granite	\$49.99/sf (Level C), includes Labor & Material, Kitchen Only
I		
	Light Fixtures	\$2,500 includes light fixtures, under counter lighting, bulbs,fans,floodlights, doorbell and chime.
	Light Fixtures Mirrors Everything	\$2,500 includes light fixtures, under counter lighting, bulbs,fans,floodlights, doorbell and chime. Plate Glass / 42" High by the Width of Vanity

Nelson

	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, IF required by code
Exterior	Shingles	Dimensional 40 Year
Exterior	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
	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.
Interior	Stain	Per plan
	Phone Outlets	One
	Cable Outlets	Six
	Shelving System	Laminate in Master and Pantry / Closet Maid in others
	Ceiling Fan Outlets	Four
		Open Tread—Oak stain
	Chaire	Closed Tread Oak stain
	Stairs	6010 w/ over the post railings
		Spindles—Metal
	Floor	Hardwood
	Ceiling	9' smooth sheetrock
Foyer	Baseboard	6 ¼" MDF
	Casing	445 MDF
	Crown	One piece w/ drop cap
	Floor	Hardwood
	Ceiling	9' smooth finish sheetrock
61.1	Baseboard	6 ¼" MDF
Dining	Casing	445 MDF
	Crown	One piece w/ drop cap
	Other	Two piece Chair rail w/ reverse panel
	Floor	Hardwood
	Ceiling	9' smooth finish sheetrock
Sunroom	Baseboard	6 ¼" MDF
	Casing	445 MDF
	Crown	One piece w/ drop cap
		one process wy drop cap

Nelson

	I	lu i i
Family / Great	Floor	Hardwood
	Ceiling	9' smooth finish sheetrock
	Baseboard	6 ¼" MDF
Room	Casing	445 MDF
	Crown	One piece w/drop cap
	Other	Direct vent w/gas logs and marble surround
	Floor	Hardwood
	Ceiling	9' smooth finish sheetrock
	Countertops	Granite \$49.99/ft. (Level C)
	Baseboard	6 ¼" MDF
Kitchen /	Casing	445 MDF
Breakfast	Crown	One piece w/ drop cap
	Cabinets	Per Allowance
	Backsplash	Per Allowance
	Appliances	Per Allowance
	Faucet	Per Portfolio
	Sink	Per Allowance
	Floor	Hardwood
Hallway Down	Ceiling	9' smooth finsih sheetrock
,	Baseboard	6 ¼" MDF
	Crown	One piece w/ drop cap
Hallway Up	Floor	Hardwood
	Floor	Carpet
Bonus Room (if	Ceiling	9' smooth finish sheetrock
applicable)	Baseboard	6 ¼" MDF
аррисавіс)	Casing	445 MDF
	Crown	One piece w/ drop cap
	Floor	Ceramic Tile (per allowance)
	Ceiling	Per Plan
	Cenning	r ci i idii
	Baseboard	6 ¼" MDF
	Baseboard	6 ¼" MDF
Secondary Baths	Baseboard Casing Crown	6 ¼" MDF 445 MDF
Secondary Baths	Baseboard Casing Crown	6 ¼" MDF 445 MDF One piece w/ drop cap
Secondary Baths	Baseboard Casing Crown Cabinets	6 %" MDF 445 MDF One piece w/ drop cap Per Allowance
Secondary Baths	Baseboard Casing Crown Cabinets Countertop	6 ¼" MDF 445 MDF One piece w/ drop cap Per Allowance Granite \$30.00/ft. (Remnant)
Secondary Baths	Baseboard Casing Crown Cabinets Countertop Plumbing Fixtures	6 %" MDF 445 MDF One piece w/ drop cap Per Allowance Granite \$30.00/ft. (Remnant) Per Allowance
Secondary Baths	Baseboard Casing Crown Cabinets Countertop Plumbing Fixtures Shower	6 %" MDF 445 MDF One piece w/ drop cap Per Allowance Granite \$30.00/ft. (Remnant) Per Allowance Ceramic no doors included
Secondary Baths	Baseboard Casing Crown Cabinets Countertop Plumbing Fixtures Shower Mirror	6 %" MDF 445 MDF One piece w/ drop cap Per Allowance Granite \$30.00/ft. (Remnant) Per Allowance Ceramic no doors included Plate Glass 42" Tall, Width of Vanity
	Baseboard Casing Crown Cabinets Countertop Plumbing Fixtures Shower Mirror Bath Accessories	6 %" MDF 445 MDF One piece w/ drop cap Per Allowance Granite \$30.00/ft. (Remnant) Per Allowance Ceramic no doors included Plate Glass 42" Tall, Width of Vanity Chrome to include: 1 towel ring per sink, 1 paper holder, 1 towel bar per tub
Secondary	Baseboard Casing Crown Cabinets Countertop Plumbing Fixtures Shower Mirror Bath Accessories Floor	6 %" MDF 445 MDF One piece w/ drop cap Per Allowance Granite \$30.00/ft. (Remnant) Per Allowance Ceramic no doors included Plate Glass 42" Tall, Width of Vanity Chrome to include: 1 towel ring per sink, 1 paper holder, 1 towel bar per tub Carpet
	Baseboard Casing Crown Cabinets Countertop Plumbing Fixtures Shower Mirror Bath Accessories Floor Ceiling	6 %" MDF 445 MDF One piece w/ drop cap Per Allowance Granite \$30.00/ft. (Remnant) Per Allowance Ceramic no doors included Plate Glass 42" Tall, Width of Vanity Chrome to include: 1 towel ring per sink, 1 paper holder, 1 towel bar per tub Carpet 9' on 2nd level, 9' on 1st level
Secondary	Baseboard Casing Crown Cabinets Countertop Plumbing Fixtures Shower Mirror Bath Accessories Floor Ceiling Casing	6 %" MDF 445 MDF One piece w/ drop cap Per Allowance Granite \$30.00/ft. (Remnant) Per Allowance Ceramic no doors included Plate Glass 42" Tall, Width of Vanity Chrome to include: 1 towel ring per sink, 1 paper holder, 1 towel bar per tub Carpet 9' on 2nd level, 9' on 1st level 445 MDF
Secondary	Baseboard Casing Crown Cabinets Countertop Plumbing Fixtures Shower Mirror Bath Accessories Floor Ceiling Casing Baseboard	6 %" MDF 445 MDF One piece w/ drop cap Per Allowance Granite \$30.00/ft. (Remnant) Per Allowance Ceramic no doors included Plate Glass 42" Tall, Width of Vanity Chrome to include: 1 towel ring per sink, 1 paper holder, 1 towel bar per tub Carpet 9' on 2nd level, 9' on 1st level 445 MDF 6 %" MDF
Secondary	Baseboard Casing Crown Cabinets Countertop Plumbing Fixtures Shower Mirror Bath Accessories Floor Ceiling Casing Baseboard Crown	6 %" MDF 445 MDF One piece w/ drop cap Per Allowance Granite \$30.00/ft. (Remnant) Per Allowance Ceramic no doors included Plate Glass 42" Tall, Width of Vanity Chrome to include: 1 towel ring per sink, 1 paper holder, 1 towel bar per tub Carpet 9' on 2nd level, 9' on 1st level 445 MDF 6 %" MDF One piece w/ drop cap
Secondary Bedrooms	Baseboard Casing Crown Cabinets Countertop Plumbing Fixtures Shower Mirror Bath Accessories Floor Ceiling Casing Baseboard Crown Floor	6 %" MDF 445 MDF One piece w/ drop cap Per Allowance Granite \$30.00/ft. (Remnant) Per Allowance Ceramic no doors included Plate Glass 42" Tall, Width of Vanity Chrome to include: 1 towel ring per sink, 1 paper holder, 1 towel bar per tub Carpet 9' on 2nd level, 9' on 1st level 445 MDF 6 %" MDF One piece w/ drop cap Carpet
Secondary Bedrooms	Baseboard Casing Crown Cabinets Countertop Plumbing Fixtures Shower Mirror Bath Accessories Floor Ceiling Casing Baseboard Crown Floor Ceiling	6 %" MDF 445 MDF One piece w/ drop cap Per Allowance Granite \$30.00/ft. (Remnant) Per Allowance Ceramic no doors included Plate Glass 42" Tall, Width of Vanity Chrome to include: 1 towel ring per sink, 1 paper holder, 1 towel bar per tub Carpet 9' on 2nd level, 9' on 1st level 445 MDF 6 %" MDF One piece w/ drop cap Carpet Single box tray with crown
Secondary Bedrooms	Baseboard Casing Crown Cabinets Countertop Plumbing Fixtures Shower Mirror Bath Accessories Floor Ceiling Casing Baseboard Crown Floor Ceiling Casing	6 %" MDF 445 MDF One piece w/ drop cap Per Allowance Granite \$30.00/ft. (Remnant) Per Allowance Ceramic no doors included Plate Glass 42" Tall, Width of Vanity Chrome to include: 1 towel ring per sink, 1 paper holder, 1 towel bar per tub Carpet 9' on 2nd level, 9' on 1st level 445 MDF 6 %" MDF One piece w/ drop cap Carpet Single box tray with crown 445 MDF
Secondary Bedrooms	Baseboard Casing Crown Cabinets Countertop Plumbing Fixtures Shower Mirror Bath Accessories Floor Ceiling Casing Baseboard Crown Floor Ceiling Casing Baseboard Crown Baseboard Crown Floor Ceiling Casing Baseboard	6 %" MDF 445 MDF One piece w/ drop cap Per Allowance Granite \$30.00/ft. (Remnant) Per Allowance Ceramic no doors included Plate Glass 42" Tall, Width of Vanity Chrome to include: 1 towel ring per sink, 1 paper holder, 1 towel bar per tub Carpet 9' on 2nd level, 9' on 1st level 445 MDF 6 %" MDF One piece w/ drop cap Carpet Single box tray with crown 445 MDF 6 %" MDF
Secondary Bedrooms	Baseboard Casing Crown Cabinets Countertop Plumbing Fixtures Shower Mirror Bath Accessories Floor Ceiling Casing Baseboard Crown Floor Ceiling Casing Baseboard Crown Floor Ceiling Casing Countertop Plumbing Fixtures Shower Mirror Bath Accessories Floor Ceiling Casing Baseboard Crown Crown	6 %" MDF 445 MDF One piece w/ drop cap Per Allowance Granite \$30.00/ft. (Remnant) Per Allowance Ceramic no doors included Plate Glass 42" Tall, Width of Vanity Chrome to include: 1 towel ring per sink, 1 paper holder, 1 towel bar per tub Carpet 9' on 2nd level, 9' on 1st level 445 MDF 6 %" MDF One piece w/ drop cap Carpet Single box tray with crown 445 MDF 6 %" MDF One piece w/ drop cap
Secondary Bedrooms	Baseboard Casing Crown Cabinets Countertop Plumbing Fixtures Shower Mirror Bath Accessories Floor Ceiling Casing Baseboard Crown Floor Ceiling Casing Baseboard Crown Floor Ceiling Casing Floor Ceiling Casing Floor Ceiling Casing Floor Ceiling Casing	6 ½" MDF 445 MDF One piece w/ drop cap Per Allowance Granite \$30.00/ft. (Remnant) Per Allowance Ceramic no doors included Plate Glass 42" Tall, Width of Vanity Chrome to include: 1 towel ring per sink, 1 paper holder, 1 towel bar per tub Carpet 9' on 2nd level, 9' on 1st level 445 MDF 6 ½" MDF One piece w/ drop cap Carpet Single box tray with crown 445 MDF 6 ½" MDF One piece w/ drop cap Carpet Carpet Single box tray with crown 445 MDF 6 ½" MDF One piece w/ drop cap Ceramic Tile straight run or brick pattern, (per allowance)
Secondary Bedrooms	Baseboard Casing Crown Cabinets Countertop Plumbing Fixtures Shower Mirror Bath Accessories Floor Ceiling Casing Baseboard Crown Floor Ceiling Casing Baseboard Crown Floor Ceiling Casing	6 ½" MDF 445 MDF One piece w/ drop cap Per Allowance Granite \$30.00/ft. (Remnant) Per Allowance Ceramic no doors included Plate Glass 42" Tall, Width of Vanity Chrome to include: 1 towel ring per sink, 1 paper holder, 1 towel bar per tub Carpet 9' on 2nd level, 9' on 1st level 445 MDF 6 ½" MDF One piece w/ drop cap Carpet Single box tray with crown 445 MDF 6 ½" MDF One piece w/ drop cap Ceramic Tile straight run or brick pattern, (per allowance) Per Plan
Secondary Bedrooms	Baseboard Casing Crown Cabinets Countertop Plumbing Fixtures Shower Mirror Bath Accessories Floor Ceiling Casing Baseboard Crown Floor Ceiling Casing Baseboard Crown Floor Ceiling Casing	6 ½" MDF 445 MDF One piece w/ drop cap Per Allowance Granite \$30.00/ft. (Remnant) Per Allowance Ceramic no doors included Plate Glass 42" Tall, Width of Vanity Chrome to include: 1 towel ring per sink, 1 paper holder, 1 towel bar per tub Carpet 9' on 2nd level, 9' on 1st level 445 MDF 6 ½" MDF One piece w/ drop cap Carpet Single box tray with crown 445 MDF 6 ½" MDF One piece w/ drop cap Ceramic Tile straight run or brick pattern, (per allowance) Per Plan
Secondary Bedrooms	Baseboard Casing Crown Cabinets Countertop Plumbing Fixtures Shower Mirror Bath Accessories Floor Ceiling Casing Baseboard Crown Floor Ceiling	6 %" MDF 445 MDF One piece w/ drop cap Per Allowance Granite \$30.00/ft. (Remnant) Per Allowance Ceramic no doors included Plate Glass 42" Tall, Width of Vanity Chrome to include: 1 towel ring per sink, 1 paper holder, 1 towel bar per tub Carpet 9' on 2nd level, 9' on 1st level 445 MDF 6 %" MDF One piece w/ drop cap Carpet Single box tray with crown 445 MDF 6 %" MDF One piece w/ drop cap Ceramic Tile straight run or brick pattern, (per allowance) Per Plan 6 %" MDF

Nelson

I	Cabinets	Per Allowance
Master Bath	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
	Floor	Ceramic Tile straight run or brick pattern, (per allowance)
	Ceiling	9' smooth finish sheetrock
Laundry	Casing	445 MDF
·	Cabinets	Per Allowance
	Baseboard	6 ¼" MDF
	Floor	Carpet
	Walls	Sheetrock, Painted White
Closets	Ceiling	Per Plan
	Casing	445 MDF
	Baseboard	6 ¼" MDF
Attic	Floor	12 Sheets of OSB, if space allows
	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
Mechanical	Ceiling	R-38
	Floor	R-19
	Attic Vent System	Roof Vents
	Foundation	Thoroseal
	Waterproofing	French drain Around Home Per Code (n/a for slabs)
	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	
	Master Shower	
Other	Front Porch	
	recess lights	
	under-counter lights	
	step lights in stairway	
ĺ		200 AMP
	switches and receptacles	
ĺ	Water Heater	Rinnai Tankless Per Development Plan
	Landscaping	·
	Irrigation Hardwood	yes. 2 ¼" select oak
	Fireplace	36" Direct Vent w/gas logs
	•	\$6,800
ĺ	Appliances Cabinets	\$14,000 kitchen baths laundry
ĺ	Carpet	\$22.50/yd., Installed with pad
	Ceramic Tile	\$3.50/sf, material only / straight laid or brick pattern design
Allowances	Kitchen Backsplash	\$250 material
	Granite	\$49.99/sf (Level C), includes Labor & Material, Kitchen Only
	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
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