



Elim

Intentional &
Exceptional Design
by D. Stone
Builders

LOW MAINTENANCE TOWNHOMES IN THE HEART OF GREENSBORO



Built and Developed by

D. STONE
BUILDERS, INC.
Building Exceptional Homes

Lot Premiums

● \$10,000

◆ \$5,000

R Reserved



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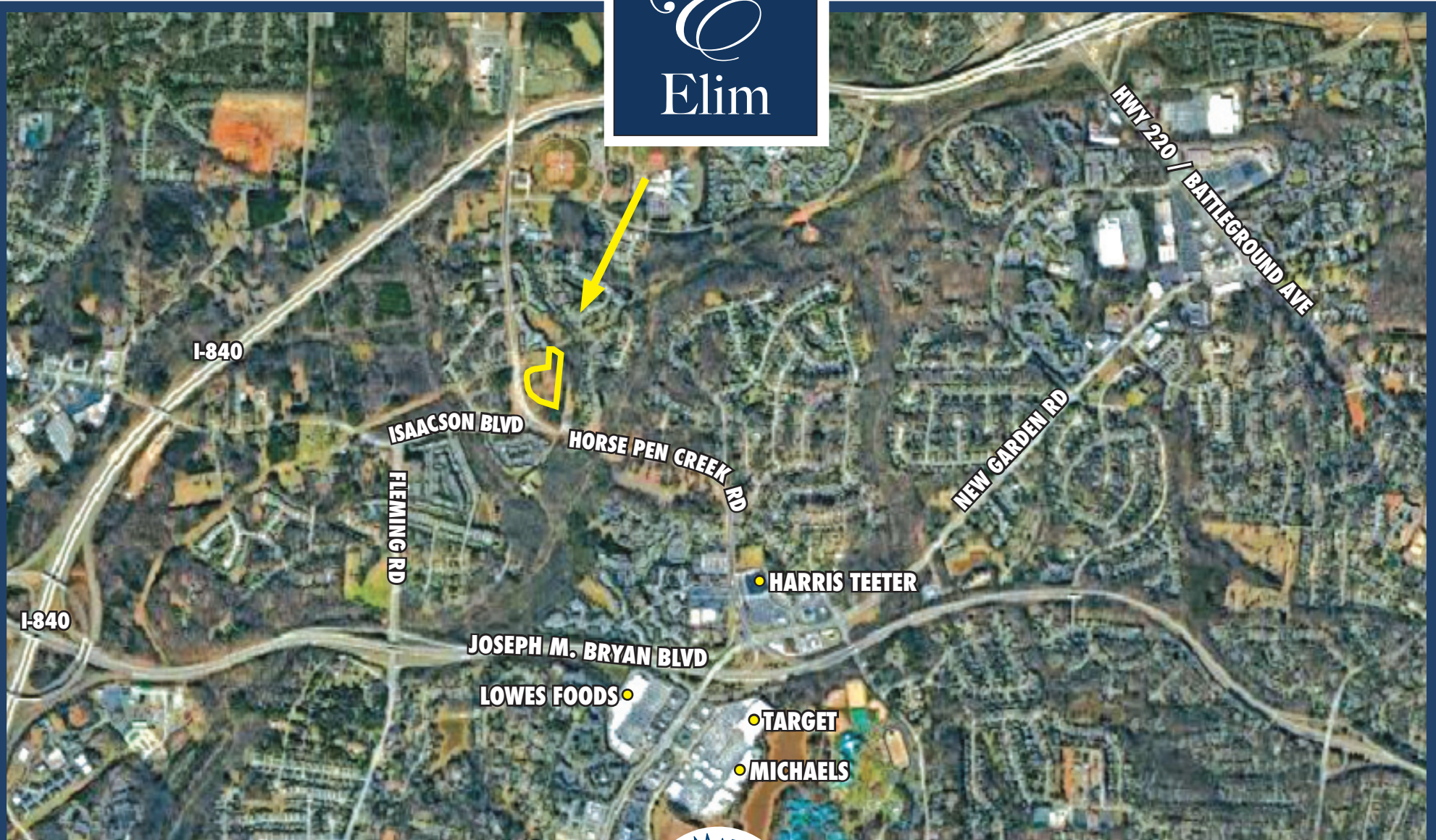


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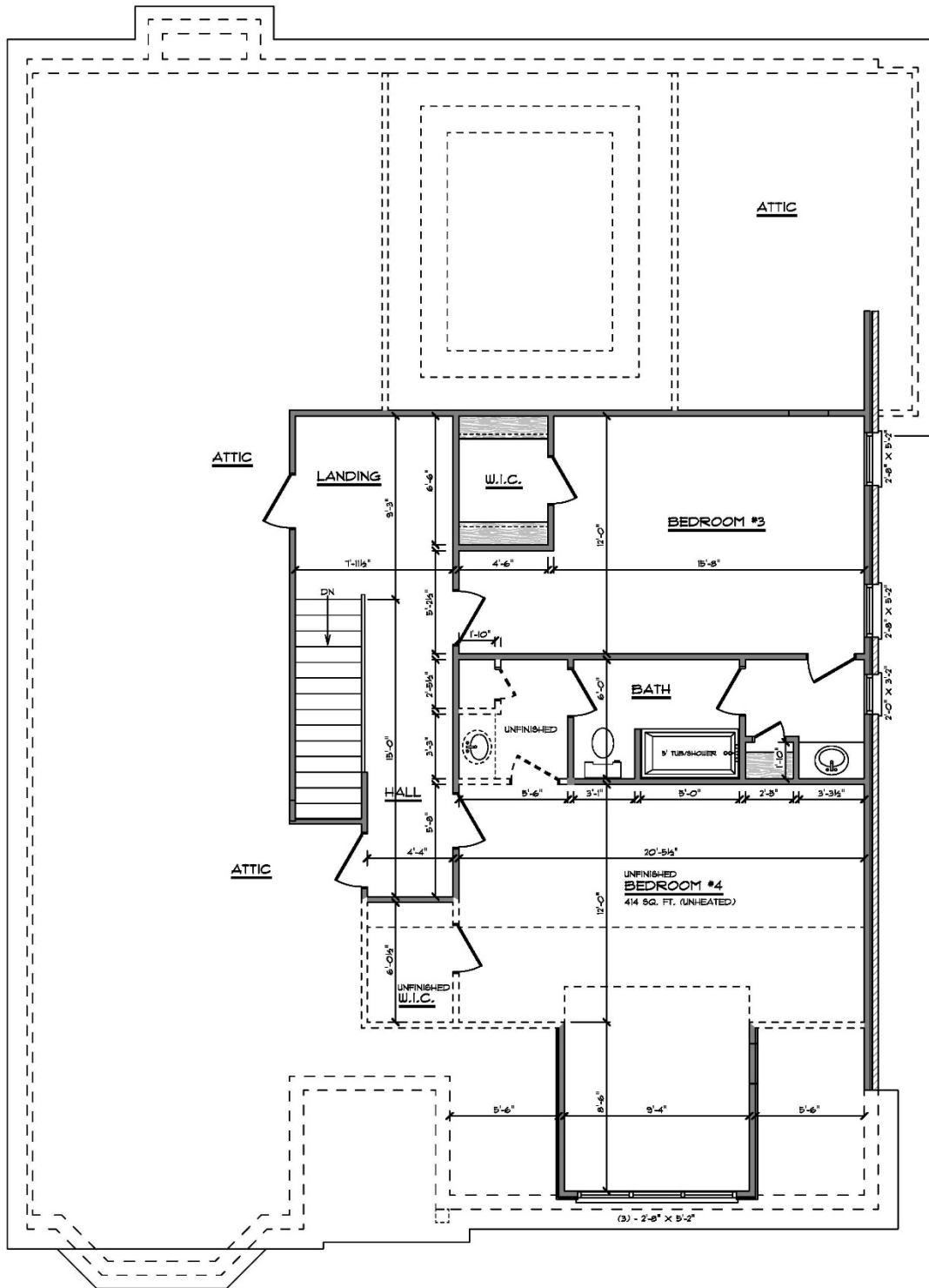
**ALL PRICING OF A
HOME WILL BE
DONE BY BUILDER**



EXTERIOR – BIRCH

Plans subject to change without notice. Updated 12.3.21.





SECOND FLOOR – BIRCH

Birch Specs - 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

Family / Great Room	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
Kitchen / Breakfast	Floor	Hardwood
	Ceiling	9' smooth finish sheetrock
	Countertops	Granite (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
Hallway Down	Floor	Hardwood
	Ceiling	9' smooth finish sheetrock
	Baseboard	6 ¼" MDF
	Crown	One piece w/ drop cap
Hallway Up	Floor	Hardwood
Bonus Room (if applicable)	Floor	Carpet
	Ceiling	9' smooth finish sheetrock
	Baseboard	6 ¼" MDF
	Casing	445 MDF
	Crown	One piece w/ drop cap
Secondary Baths	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
	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
Secondary Bedrooms	Floor	Carpet
	Ceiling	9' on 2nd level, 9' on 1st level
	Casing	445 MDF
	Baseboard	6 ¼" MDF
	Crown	One piece w/ drop cap
Master Bedroom	Floor	Carpet
	Ceiling	Double 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

Master Bath	Cabinets	Per Allowance
	Countertop	Level D.
	Plumbing Fixtures	PC dual faucets
	Shower	Ceramic Frameless
	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
	Fireplace	36" Direct Vent w/gas logs
Allowances	Appliances	\$6,800
	Cabinets	TBD 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	TBD <i>includes Labor & Material, Kitchen Only</i>
	Light Fixtures	\$2,500 includes light fixtures, under counter lighting, bulbs,fans,floodlights, doorbell and chime.
	Hardwood	TBD <i>materials and labor</i>
	Mirrors	Plate Glass / 42" High by the Width of Vanity
Plumbing	Everything	See portfolio



EXTERIOR – ELM-A





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Elm A Specs - Elim

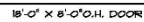
Exterior	Exterior Finish	Brick with Vinyl Boxing and Siding where applicable
	Sheathing	Structure board
	Foundation	Brick and block
	Windows	Vinyl double hung GBG
	Walk	Stamped and colored concrete
	Driveway	Concrete broom finish
	Garage Door	18' w/opener non insulated door
	Garage Floor	Concrete
	Front 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

Family / Great Room	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
Kitchen / Breakfast	Floor	Hardwood
	Ceiling	9' smooth finish sheetrock
	Countertops	Granite (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
Hallway Down	Floor	Hardwood
	Ceiling	9' smooth finish sheetrock
	Baseboard	6 ¼" MDF
	Crown	One piece w/ drop cap
Hallway Up	Floor	Hardwood
Bonus Room (if applicable)	Floor	Carpet
	Ceiling	9' smooth finish sheetrock
	Baseboard	6 ¼" MDF
	Casing	445 MDF
	Crown	One piece w/ drop cap
Secondary Baths	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 (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
Secondary Bedrooms	Floor	Carpet
	Ceiling	9' on 2nd level, 9' on 1st level
	Casing	445 MDF
	Baseboard	6 ¼" MDF
	Crown	One piece w/ drop cap
Master Bedroom	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

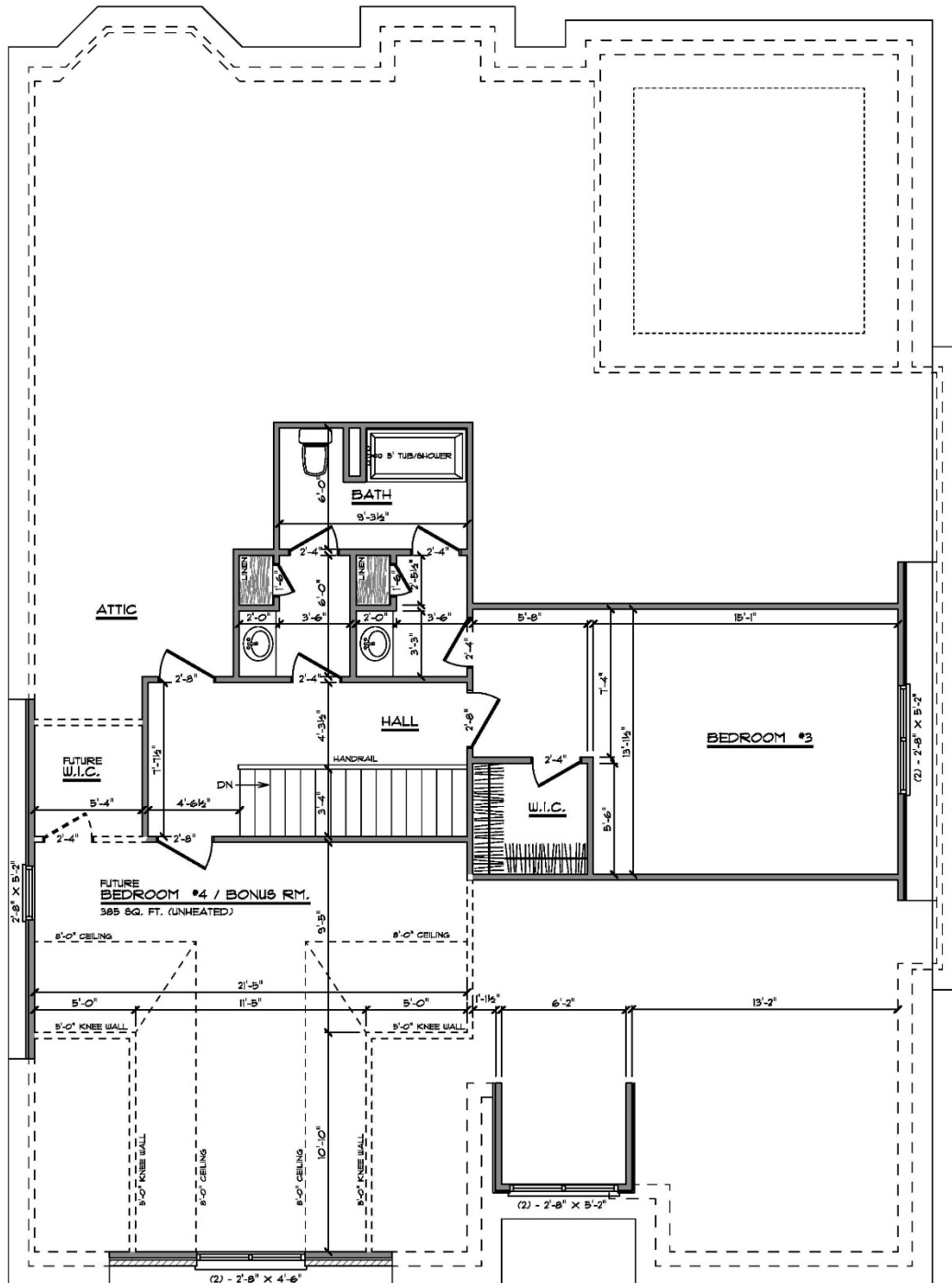
Master Bath	Cabinets	Per Allowance
	Countertop	TBD Level D.
	Plumbing Fixtures	PC dual faucets
	Shower	Ceramic Frameless
	Mirror	Plate Glass 42" Tall, Width of Vanity
	Bath Accessories	Chrome to include: 1 towel ring per sink, 1 paper holder, 1 towel bar per tub
Laundry	Floor	Ceramic Tile straight run 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
	Fireplace	36" Direct Vent w/gas logs
Allowances	Appliances	\$6,800
	Cabinets	TBD 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	TBD (Level C), <i>includes Labor & Material, Kitchen Only</i>
	Light Fixtures	\$2,500 includes light fixtures, under counter lighting, bulbs,fans,floodlights, doorbell and chime.
	Hardwood	TBD <i>materials and labor</i>
	Mirrors	Plate Glass / 42" High by the Width of Vanity
Plumbing	Everything	See portfolio



EXTERIOR – ELM-B



FIRST FLOOR – ELM-B



SECOND FLOOR – ELM-B

Elm B Specs - Elim

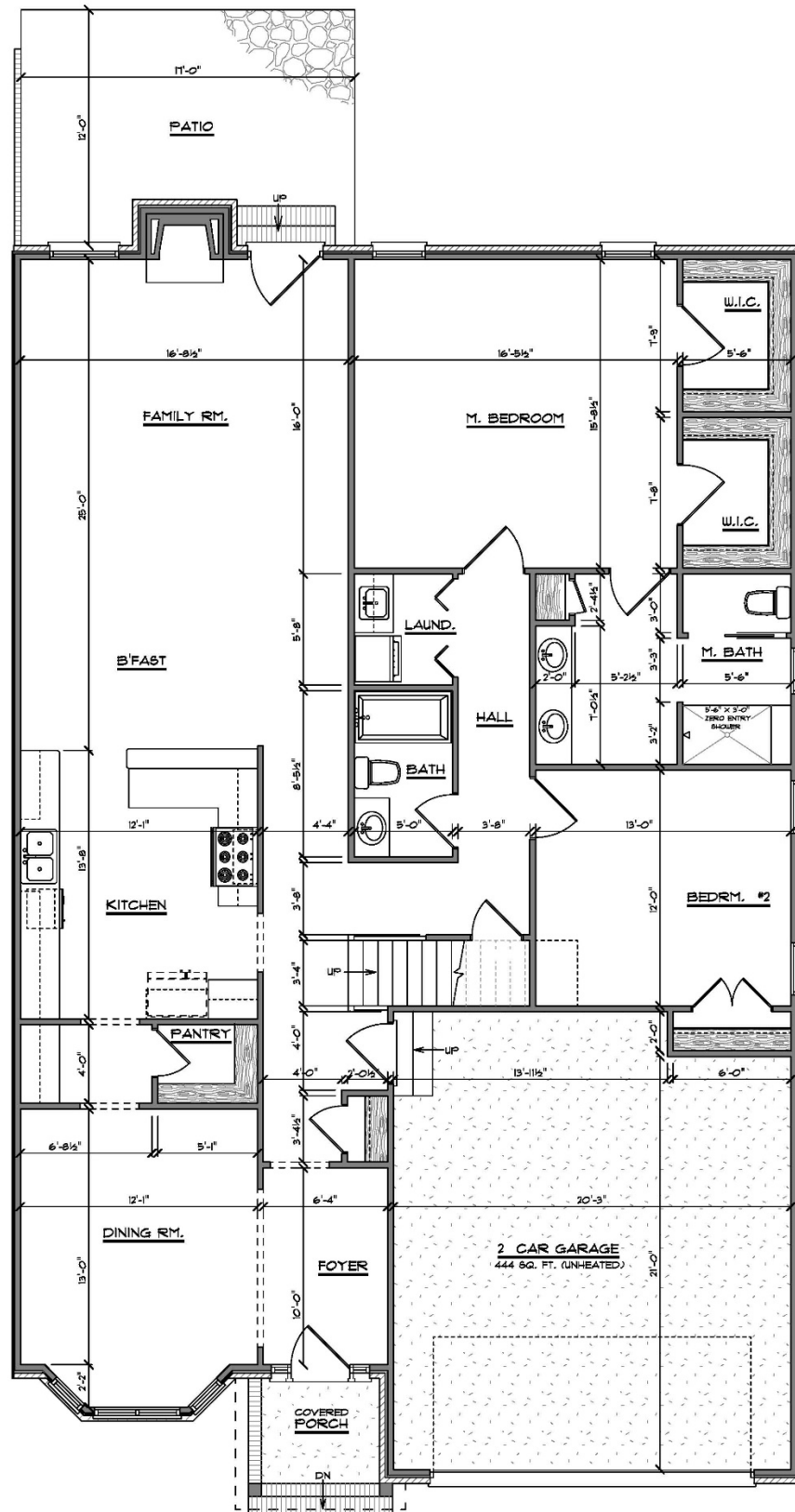
Exterior	Exterior Finish	Brick with Vinyl Boxing and Siding where applicable
	Sheathing	Structure board
	Foundation	Brick and block
	Windows	Vinyl double hung GBG
	Walk	Stamped and colored concrete
	Driveway	Concrete broom finish
	Garage Door	18' w/opener non insulated door
	Garage Floor	Concrete
	Front 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

Family / Great Room	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
Kitchen / Breakfast	Floor	Hardwood
	Ceiling	9' smooth finish sheetrock
	Countertops	Granite TBD (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
Hallway Down	Floor	Hardwood
	Ceiling	9' smooth finish sheetrock
	Baseboard	6 ¼" MDF
	Crown	One piece w/ drop cap
Hallway Up	Floor	Hardwood
Bonus Room (if applicable)	Floor	Carpet
	Ceiling	9' smooth finish sheetrock
	Baseboard	6 ¼" MDF
	Casing	445 MDF
	Crown	One piece w/ drop cap
Secondary Baths	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 TBD (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
Secondary Bedrooms	Floor	Carpet
	Ceiling	9' on 2nd level, 9' on 1st level
	Casing	445 MDF
	Baseboard	6 ¼" MDF
	Crown	One piece w/ drop cap
Master Bedroom	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

Master Bath	Cabinets	Per Allowance
	Countertop	TBD 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
	Fireplace	36" Direct Vent w/gas logs
Allowances	Appliances	\$6,800
	Cabinets	TBD 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	TBD(Level C), <i>includes Labor & Material, Kitchen Only</i>
	Light Fixtures	\$2,500 includes light fixtures, under counter lighting, bulbs,fans,floodlights, doorbell and chime.
	Hardwood	TBD <i>materials and labor</i>
	Mirrors	Plate Glass / 42" High by the Width of Vanity
Plumbing	Everything	See portfolio



EXTERIOR – HOGAN



FIRST FLOOR – HOGAN



Hogan Specs - Elim

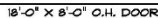
Exterior	Exterior Finish	Brick with Vinyl Boxing and Siding where applicable
	Sheathing	Structure board
	Foundation	Brick and block
	Windows	Vinyl double hung GBG
	Walk	Stamped and colored concrete
	Driveway	Concrete broom finish
	Garage Door	18' w/opener non insulated door
	Garage Floor	Concrete
	Front 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

Family / Great Room	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
Kitchen / Breakfast	Floor	Hardwood
	Ceiling	9' smooth finish sheetrock
	Countertops	Granite TBD (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
Hallway Down	Floor	Hardwood
	Ceiling	9' smooth finish sheetrock
	Baseboard	6 ¼" MDF
	Crown	One piece w/ drop cap
Hallway Up	Floor	Hardwood
Bonus Room (if applicable)	Floor	Carpet
	Ceiling	9' smooth finish sheetrock
	Baseboard	6 ¼" MDF
	Casing	445 MDF
	Crown	One piece w/ drop cap
Secondary Baths	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 TBD (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
Secondary Bedrooms	Floor	Carpet
	Ceiling	9' on 2nd level, 9' on 1st level
	Casing	445 MDF
	Baseboard	6 ¼" MDF
	Crown	One piece w/ drop cap
Master Bedroom	Floor	Carpet
	Ceiling	9' smooth finish sheetrock
	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

Master Bath	Cabinets	Per Allowance
	Countertop	TBD Level D.
	Plumbing Fixtures	PC dual faucets
	Shower	Ceramic Frameless
	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
	Fireplace	36" Direct Vent w/gas logs
Allowances	Appliances	\$6,800
	Cabinets	TBD 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	TBD (Level C), <i>includes Labor & Material, Kitchen Only</i>
	Light Fixtures	\$2,500 includes light fixtures, under counter lighting, bulbs,fans,floodlights, doorbell and chime.
	Hardwood	TBD <i>materials and labor</i>
	Mirrors	Plate Glass / 42" High by the Width of Vanity
Plumbing	Everything	See portfolio

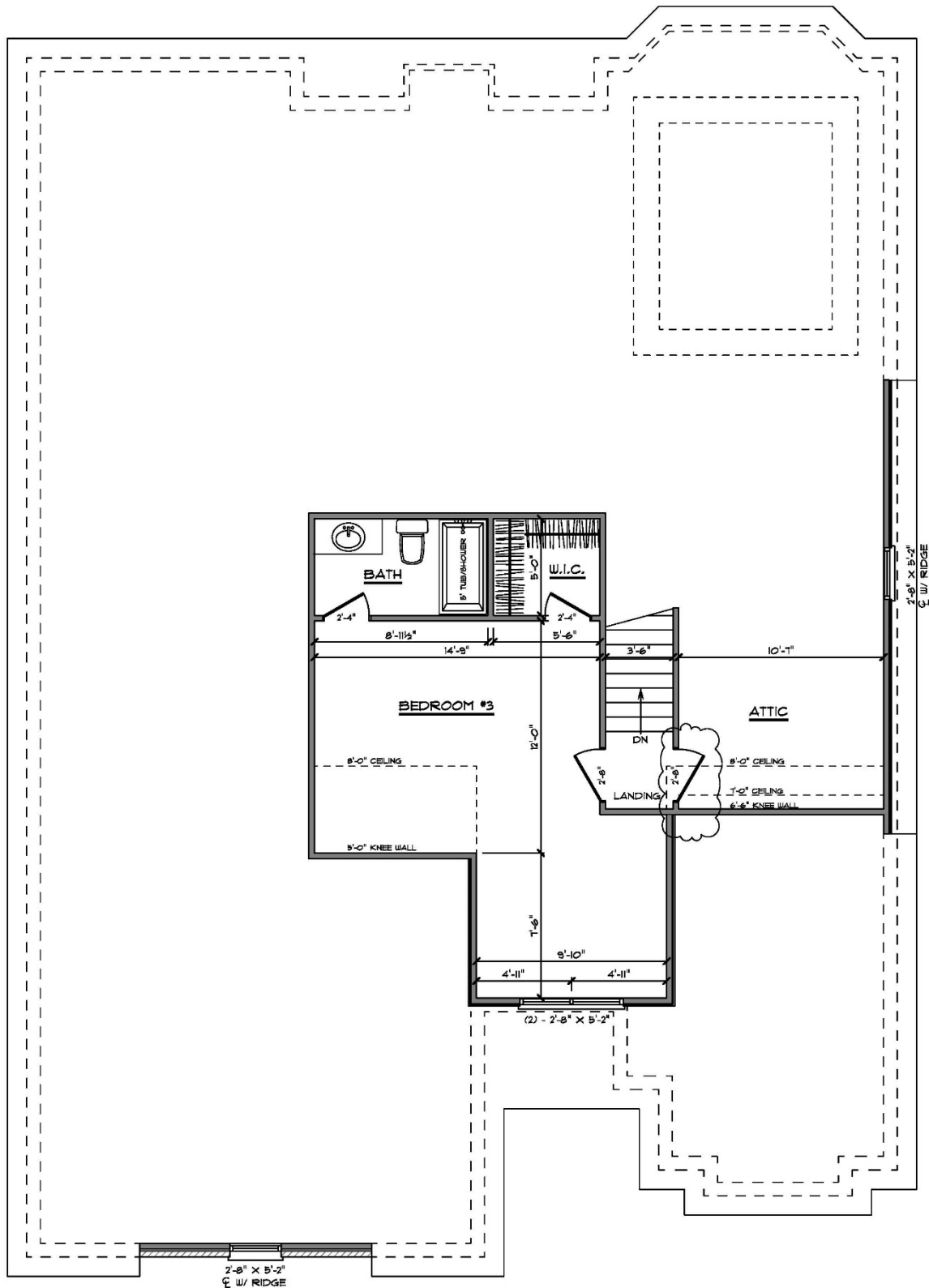


EXTERIOR – MAGNOLIA A



FIRST FLOOR – MAGNOLIA A

Plans subject to change without notice. Updated 12.3.21.



SECOND FLOOR – MAGNOLIA A

Magnolia Specs - Elim

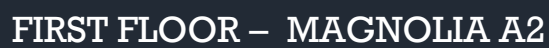
Exterior	Exterior Finish	Brick with Vinyl Boxing and Siding where applicable
	Sheathing	Structure board
	Foundation	Brick and block
	Windows	Vinyl double hung GBG
	Walk	Stamped and colored concrete
	Driveway	Concrete broom finish
	Garage Door	18' w/opener non insulated door
	Garage Floor	Concrete
	Front 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

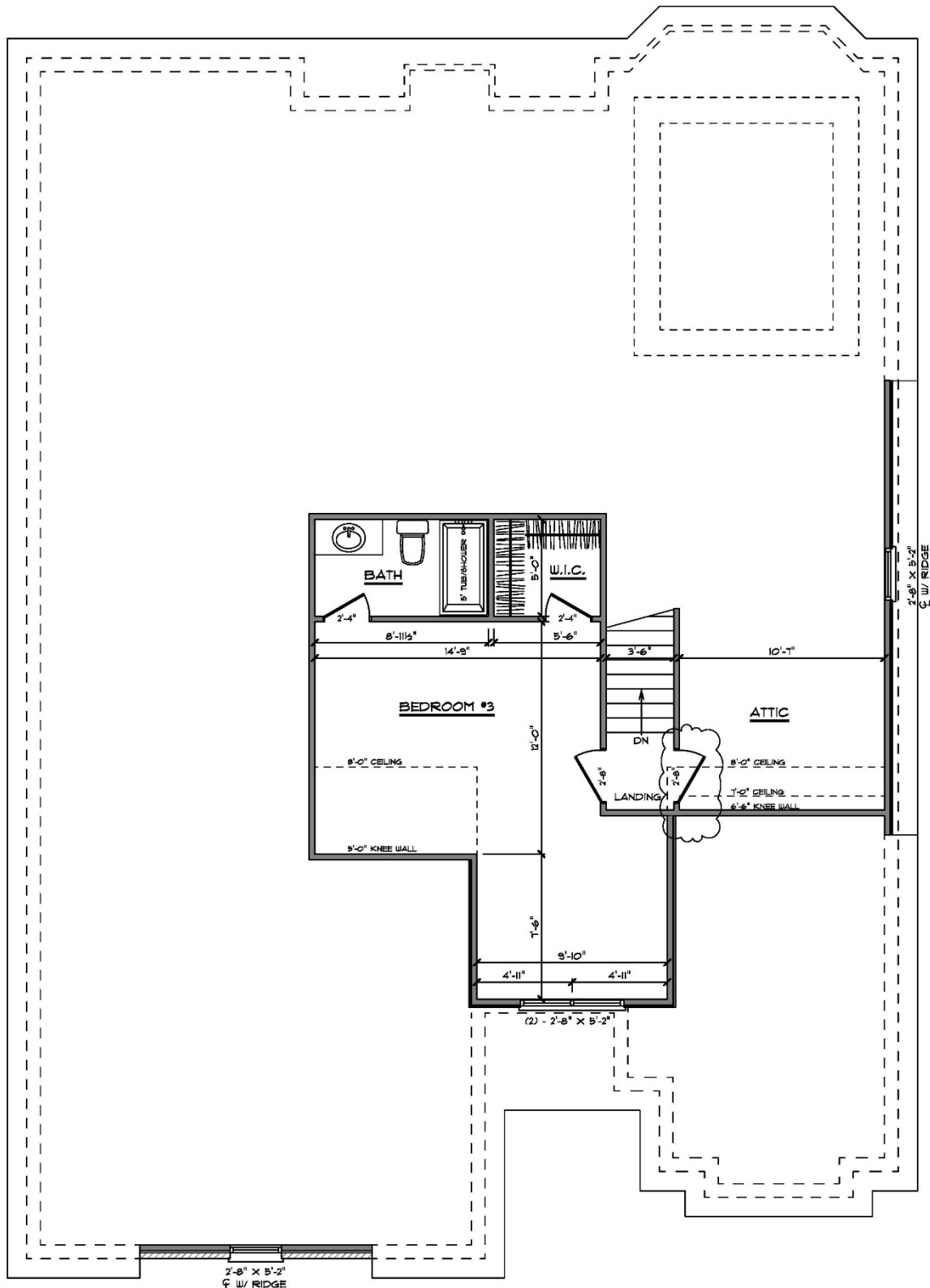
Family / Great Room	Floor	Hardwood
	Ceiling	9' smooth finish sheetrock
	Baseboard	6 ¼" MDF
	Casing	445 MDF
	Crown	One piece w/drop cap
	Other	Direct vent w/gas logs and marble surround
Kitchen / Breakfast	Floor	Hardwood
	Ceiling	9' smooth finish sheetrock
	Countertops	Granite TBD (Level C)
	Baseboard	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
Hallway Down	Floor	Hardwood
	Ceiling	9' smooth finish sheetrock
	Baseboard	6 ¼" MDF
	Crown	One piece w/ drop cap
Hallway Up	Floor	Hardwood
Bonus Room (if applicable)	Floor	Carpet
	Ceiling	9' smooth finish sheetrock
	Baseboard	6 ¼" MDF
	Casing	445 MDF
	Crown	One piece w/ drop cap
Secondary Baths	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 TBD (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
Secondary Bedrooms	Floor	Carpet
	Ceiling	9' on 2nd level, 9' on 1st level
	Casing	445 MDF
	Baseboard	6 ¼" MDF
	Crown	One piece w/ drop cap
Master Bedroom	Floor	Carpet
	Ceiling	Double 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

Master Bath	Cabinets	Per Allowance
	Countertop	TBD/sf Level D.
	Plumbing Fixtures	PC dual faucets
	Shower	Ceramic Frameless
	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
	Fireplace	36" Direct Vent w/gas logs
Allowances	Appliances	\$6,800
	Cabinets	TBD 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	TBD (Level C), <i>includes Labor & Material, Kitchen Only</i>
	Light Fixtures	\$2,500 includes light fixtures, under counter lighting, bulbs,fans,floodlights, doorbell and chime.
	Hardwood	TBD/sf <i>materials and labor</i>
	Mirrors	Plate Glass / 42" High by the Width of Vanity
Plumbing	Everything	See portfolio



EXTERIOR – MAGNOLIA A2





SECOND FLOOR – MAGNOLIA A2



SECOND FLOOR – MAGNOLIA A/A2 ALTERNATIVE

Plans subject to change without notice. Updated 12.3.21.

Magnolia A 2 Specs - Elim

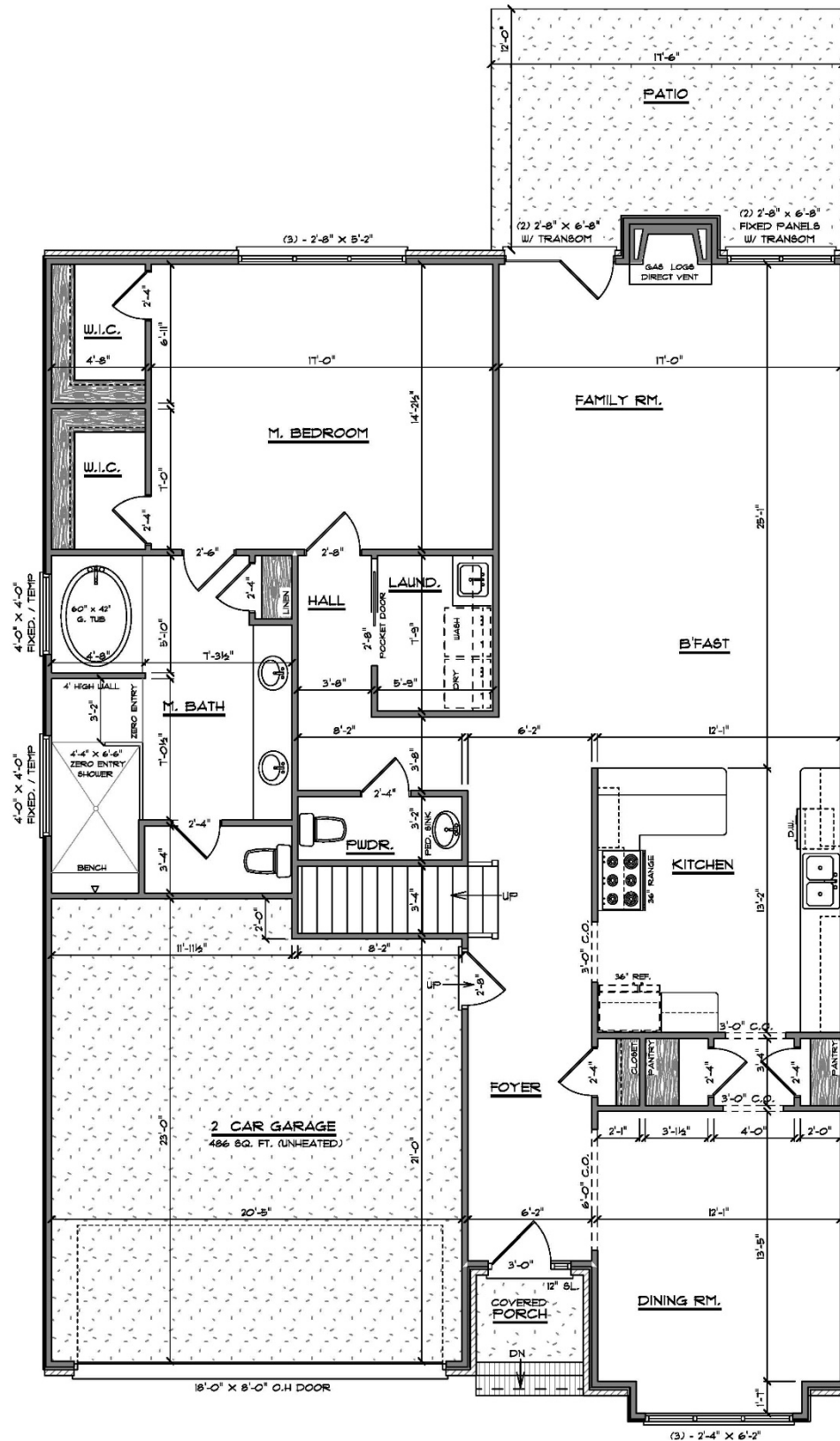
Exterior	Exterior Finish	Brick with Vinyl Boxing and Siding where applicable
	Sheathing	Structure board
	Foundation	Brick and block
	Windows	Vinyl double hung GBG
	Walk	Stamped and colored concrete
	Driveway	Concrete broom finish
	Garage Door	18' w/opener non insulated door
	Garage Floor	Concrete
	Front 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

Family / Great Room	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
Kitchen / Breakfast	Floor	Hardwood
	Ceiling	9' smooth finish sheetrock
	Countertops	Granite TBD (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
Hallway Down	Floor	Hardwood
	Ceiling	9' smooth finish sheetrock
	Baseboard	6 ¼" MDF
	Crown	One piece w/ drop cap
Hallway Up	Floor	Hardwood
Bonus Room (if applicable)	Floor	Carpet
	Ceiling	9' smooth finish sheetrock
	Baseboard	6 ¼" MDF
	Casing	445 MDF
	Crown	One piece w/ drop cap
Secondary Baths	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 TBD (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
Secondary Bedrooms	Floor	Carpet
	Ceiling	9' on 2nd level, 9' on 1st level
	Casing	445 MDF
	Baseboard	6 ¼" MDF
	Crown	One piece w/ drop cap
Master Bedroom	Floor	Carpet
	Ceiling	Double 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

Master Bath	Cabinets	Per Allowance
	Countertop	TBD Level D.
	Plumbing Fixtures	PC dual faucets
	Shower	Ceramic Frameless
	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
	Fireplace	36" Direct Vent w/gas logs
Allowances	Appliances	\$6,800
	Cabinets	TBD 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	TBD (Level C), <i>includes Labor & Material, Kitchen Only</i>
	Light Fixtures	\$2,500 includes light fixtures, under counter lighting, bulbs,fans,floodlights, doorbell and chime.
	Hardwood	TBD <i>materials and labor</i>
	Mirrors	Plate Glass / 42" High by the Width of Vanity
Plumbing	Everything	See portfolio

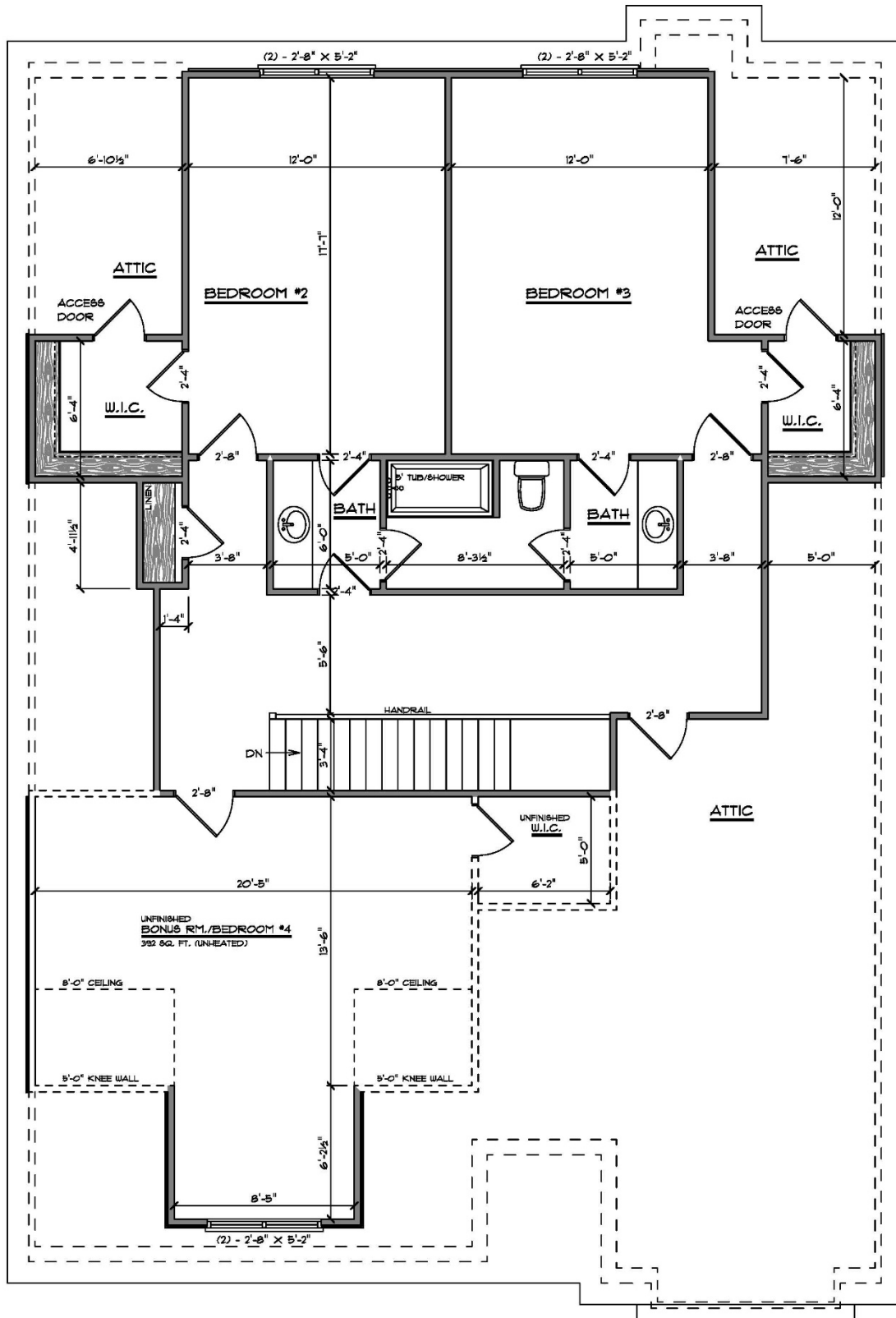


EXTERIOR – NELSON



FIRST FLOOR – NELSON

Plans subject to change without notice. Updated 12.3.21.



SECOND FLOOR - NELSON

Nelson Specs - 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

Family / Great Room	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
Kitchen / Breakfast	Floor	Hardwood
	Ceiling	9' smooth finish sheetrock
	Countertops	Granite TBD (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
Hallway Down	Floor	Hardwood
	Ceiling	9' smooth finish sheetrock
	Baseboard	6 ¼" MDF
	Crown	One piece w/ drop cap
Hallway Up	Floor	Hardwood
Bonus Room (if applicable)	Floor	Carpet
	Ceiling	9' smooth finish sheetrock
	Baseboard	6 ¼" MDF
	Casing	445 MDF
	Crown	One piece w/ drop cap
Secondary Baths	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 TBD (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
Secondary Bedrooms	Floor	Carpet
	Ceiling	9' on 2nd level, 9' on 1st level
	Casing	445 MDF
	Baseboard	6 ¼" MDF
	Crown	One piece w/ drop cap
Master Bedroom	Floor	Carpet
	Ceiling	9' smooth finish sheetrock
	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

Master Bath	Cabinets	Per Allowance
	Countertop	TBD 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
	Fireplace	36" Direct Vent w/gas logs
Allowances	Appliances	\$6,800
	Cabinets	TBD 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	TBD (Level C), <i>includes Labor & Material, Kitchen Only</i>
	Light Fixtures	\$2,500 includes light fixtures, under counter lighting, bulbs,fans,floodlights, doorbell and chime.
	Hardwood	TBD <i>materials and labor</i>
	Mirrors	Plate Glass / 42" High by the Width of Vanity
Plumbing	Everything	See portfolio