

Intentional & Exceptional Design by D. Stone Builders

### LOW MAINTENANCE TOWNHOMES IN THE HEART OF GREENSBORO



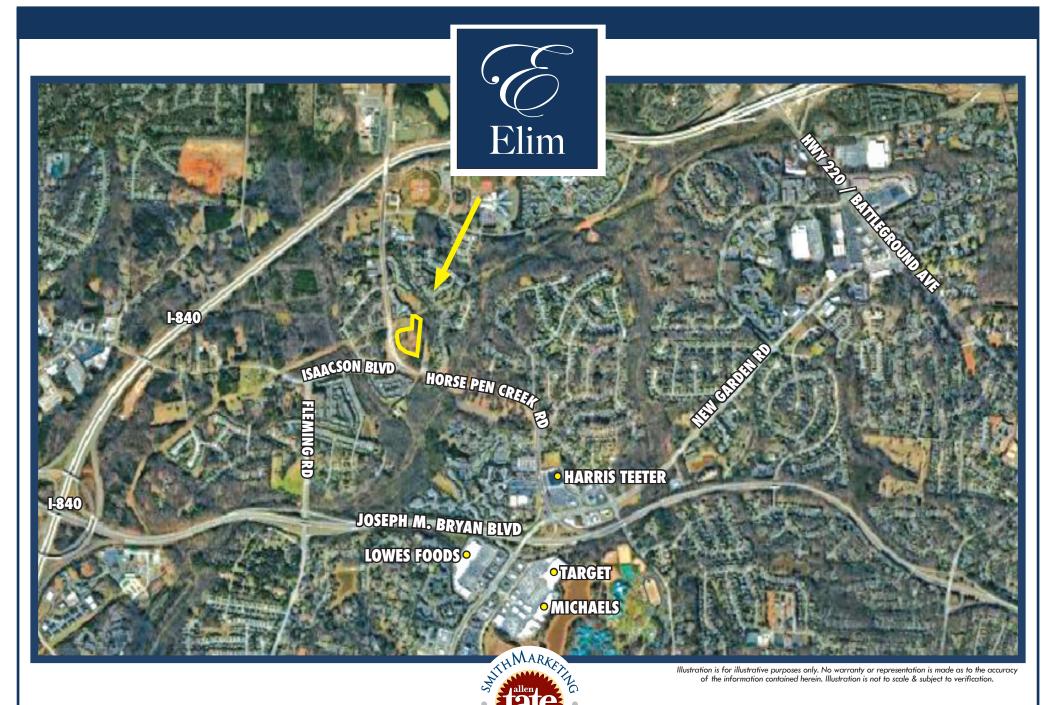
BETTY SMITH 336.451.4923 betty.smith@allentate.com Realtors Realtors Source IN THE PROPERTY OF SOURCE IN THE PROPERTY OF

JEFF SMITH 336.215.7880 jeff.smith@allentate.com



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





BETTY SMITH 336.451.4923 betty.smith@allentate.com SmithMarketingInc.com

JEFF SMITH 336.215.7880 jeff.smith@allentate.com

# ALL PRICING OF A HOME WILL BE DONE BY BUILDER



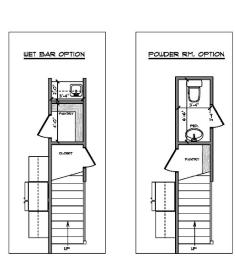


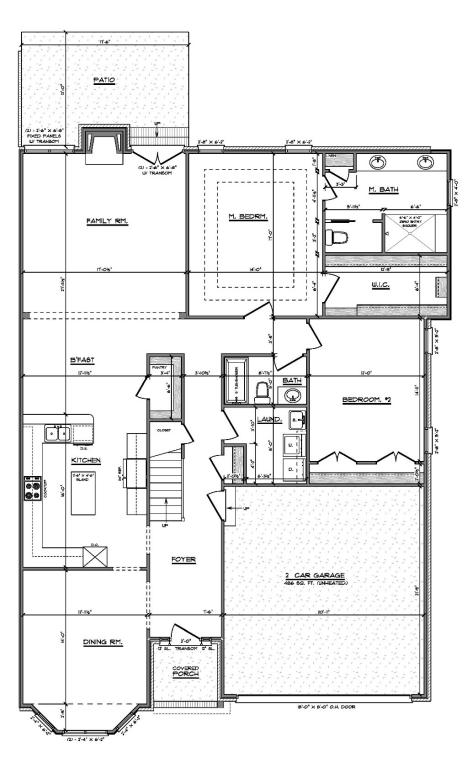


# EXTERIOR – BIRCH





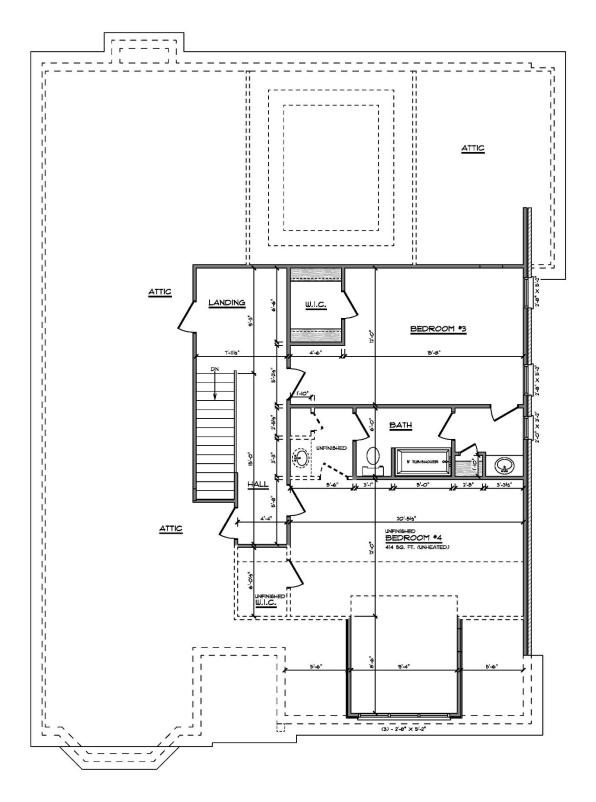




### FIRST FLOOR - BIRCH







# SECOND FLOOR – BIRCH

# **Birch Specs - Elim**

birdi Specs - Lilli		
	<b>Exterior Finish</b>	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	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
	Stans	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
Dining	Baseboard	6 ¼" MDF
Dining	Casing	445 MDF
	Crown	One piece w/ drop cap
	Other	Two piece Chair rail w/ reverse panel

	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 (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 ¼" MDF
	Crown	One piece w/ drop cap
Hallway Up	Floor	Hardwood
	Floor	Carpet
	Ceiling	9' smooth finish sheetrock
Bonus Room (if	Baseboard	6 ¼" MDF
applicable)	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
	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
6- 1	Ceiling	9' on 2nd level, 9' on 1st level
Secondary Bedrooms	Casing	445 MDF
beurooms	Baseboard	6 ¼" MDF
	Crown	One piece w/ drop cap
	Floor	Carpet
	Ceiling	Double 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
		·
	Casing	445 MDF

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
	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	1
	recess lights	10
	under-counter lights	4
	step lights in stairway	2 if applicable
	service	200 AMP
	switches and receptacles	White
	Water Heater	Rinnai Tankless
	Landscaping	Per Development Plan
	Irrigation	Yes
	Fireplace	36" Direct Vent w/gas logs
	Appliances	\$6,800
	Cabinets	TBD 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
owanees	Granite	TBD includes Labor & Material, Kitchen Only
	Light Fixtures	\$2,500 includes light fixtures, under counter lighting, bulbs,fans,floodlights, doorbell and
		chime.
	Hardwood	TBD materials and labor
	Mirrors	Plate Glass / 42" High by the Width of Vanity
Plumbing	Everything	See portfolio



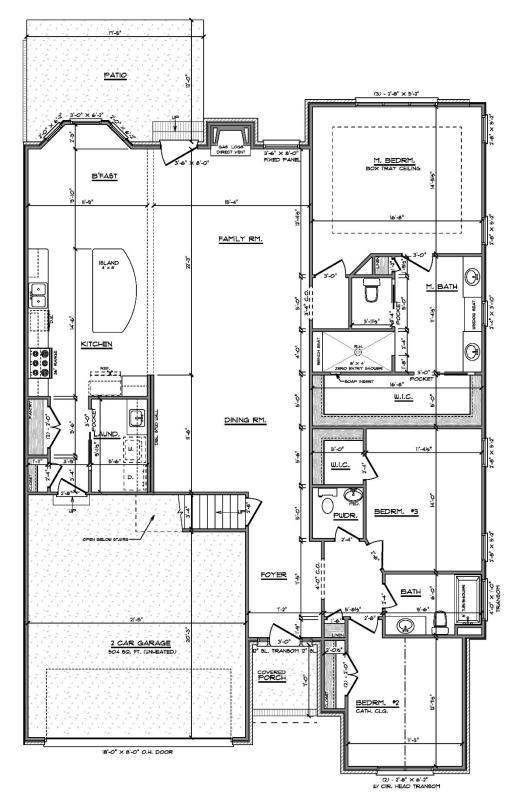




### EXTERIOR – ELM-A



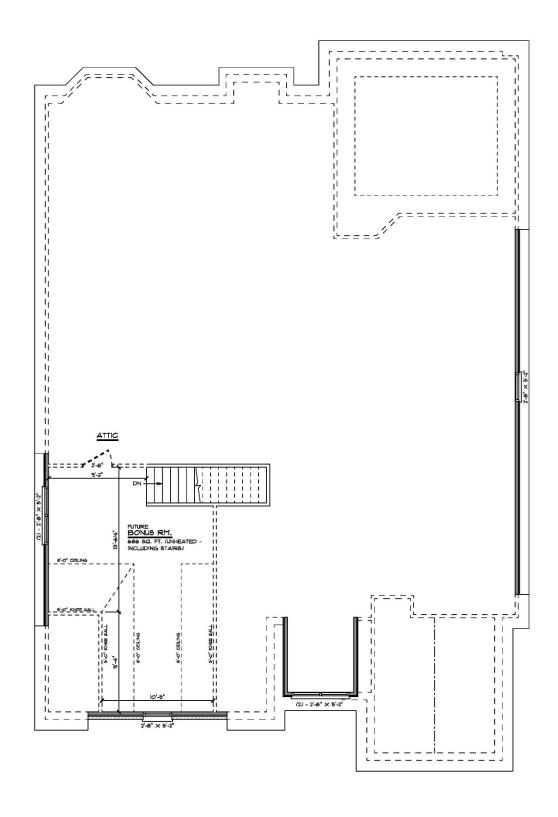




# FIRST FLOOR – ELM-A







# SECOND FLOOR – ELM-A

# Elm A Specs - Elim

EIII A Speed EIIII		
	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	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
	ceiling run Gutiets	Open Tread—Oak stain
		Closed Tread Oak stain
	Stairs	6010 w/ over the post railings
		Spindles—Metal
	Floor	Hardwood
	Ceiling	9' smooth sheetrock
Foyer	Baseboard	6 ¼" MDF
royei		
	Crown	445 MDF
	Crown	One piece w/ drop cap
	Floor	Hardwood
	Ceiling	9' smooth finish sheetrock
Dining	Baseboard	6 ¼" MDF
_	Casing	445 MDF
	Crown	One piece w/ drop cap
	Other	Two piece Chair rail w/ reverse panel

	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 (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 ¼" MDF
	Crown	One piece w/ drop cap
Hallway Up	Floor	Hardwood
	Floor	Carpet
446	Ceiling	9' smooth finish sheetrock
Bonus Room (if	Baseboard	6 ¼" MDF
applicable)	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
<b>Secondary Baths</b>	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
	Floor	Carpet
Secondary	Ceiling	9' on 2nd level, 9' on 1st level
Bedrooms	Casing	445 MDF
	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
	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
	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:	and the state of t
	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	1
	recess lights	10
	under-counter lights	4
	step lights in stairway	2 if applicable
	service	200 AMP
	switches and receptacles	White
	Water Heater	Rinnai Tankless
	Landscaping	Per Development Plan
	Irrigation	Yes
	Fireplace	36" Direct Vent w/gas logs
	Appliances	\$6,800
	Cabinets	TBD 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
orranices	Granite	TBD (Level C), includes Labor & Material, Kitchen Only
	Light Fixtures	\$2,500 includes light fixtures, under counter lighting, bulbs,fans,floodlights, doorbell and
		chime.
	Hardwood	TBD materials and labor
	Mirrors	Plate Glass / 42" High by the Width of Vanity
Plumbing	Everything	See portfolio



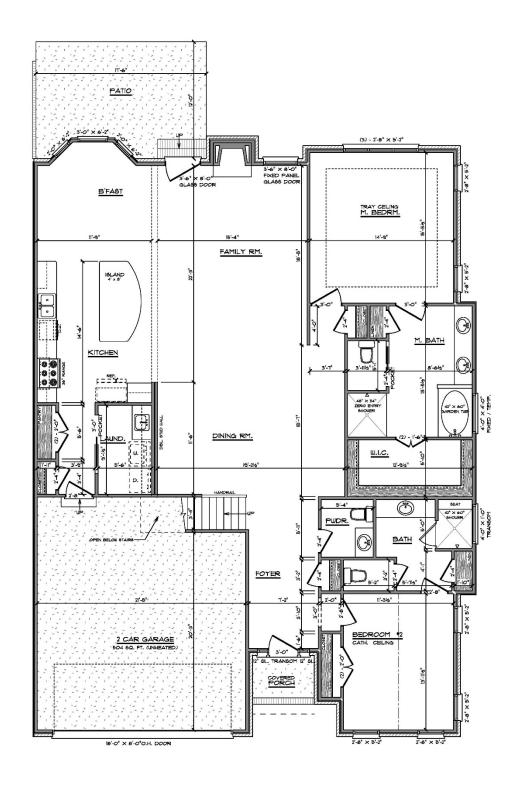




### EXTERIOR – ELM-B



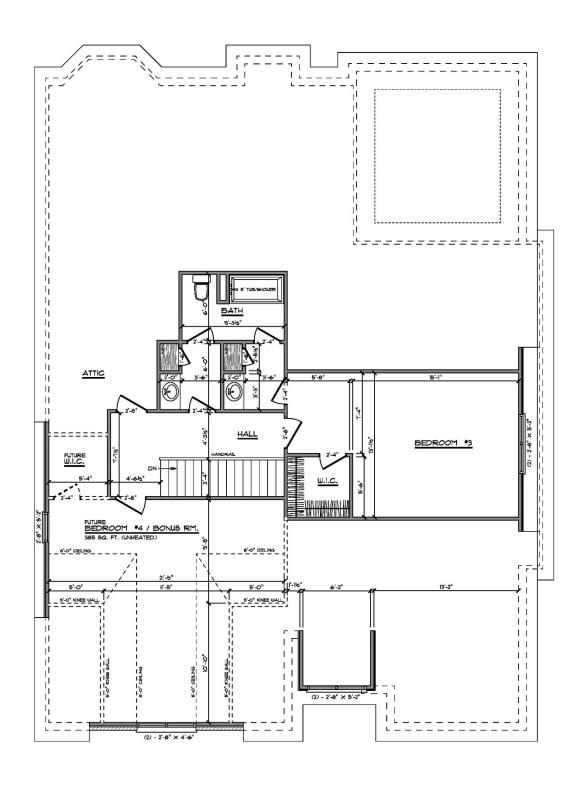




### FIRST FLOOR - ELM-B







# SECOND FLOOR – ELM-B

### Elm B Specs - Elim

<u> </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	
	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	
	23	Open Tread—Oak stain	
		Closed Tread Oak stain	
	Stairs	6010 w/ over the post railings	
		Spindles—Metal	
	Floor	Hardwood	
	Ceiling	9' smooth sheetrock	
Foyer	Baseboard	6 1/4" MDF	
i Oyei	Casing	445 MDF	
	Crown	One piece w/ drop cap	
	Floor	Hardwood	
	Ceiling	9' smooth finish sheetrock	
		6 ¼" MDF	
Dining	Baseboard	6 % MDF 445 MDF	
	Crown		
	Crown	One piece w/ drop cap	
	Other	Two piece Chair rail w/ reverse panel	

	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 TBD (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 ¼" MDF
	Crown	One piece w/ drop cap
Hallway Up	Floor	Hardwood
	Floor	Carpet
	Ceiling	9' smooth finish sheetrock
Bonus Room (if	Baseboard	6 ¼" MDF
applicable)	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
<b>Secondary Baths</b>	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
	Floor	Carpet
Cocond	Ceiling	9' on 2nd level, 9' on 1st level
Secondary Bedrooms	Casing	445 MDF
Deurouiis	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
	Casing	445 MDF
	Crown	One piece w/ drop cap

I	Cabinets	Per Allowance
Master Bath	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
	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	
Other	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
	Irrigation	Yes
	Fireplace	36" Direct Vent w/gas logs
	Appliances	\$6,800
	Cabinets	TBD kitchen baths laundry
	Carpet	\$22.50/yd., Installed with pad
	Ceramic Tile	\$3.50/sf, material only / straight laid or brick pattern design
Allewerses	Kitchen Backsplash	\$250 material
Allowances	Granite	TBD(Level C), includes Labor & Material, Kitchen Only
		\$2,500 includes light fixtures, under counter lighting, bulbs,fans,floodlights, doorbell and
	Light Fixtures	chime.
	Hardwood	TBD materials and labor
	Mirrors	Plate Glass / 42" High by the Width of Vanity
Plumbing	Everything	See portfolio



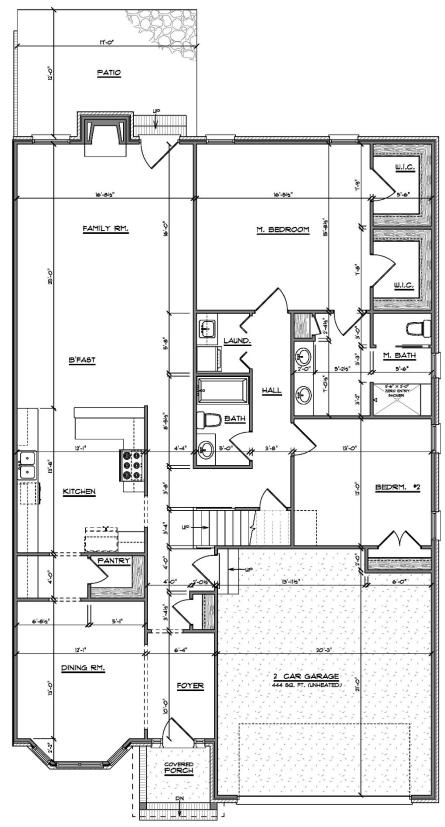




### EXTERIOR – HOGAN



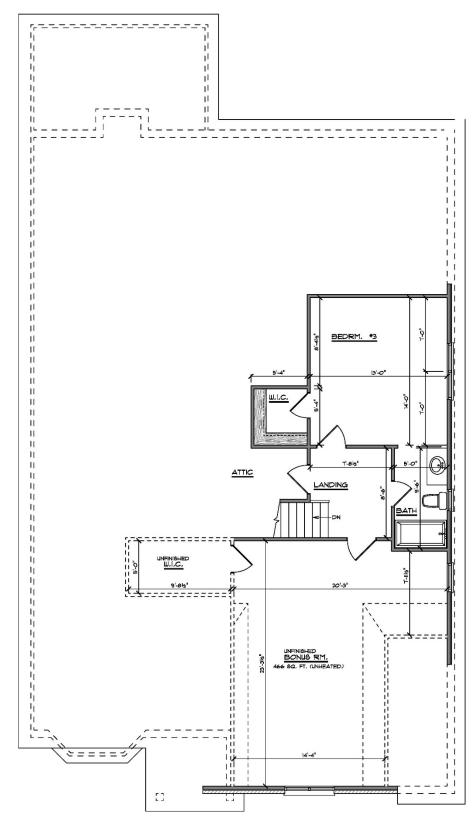




### FIRST FLOOR – HOGAN







# SECOND FLOOR - HOGAN

### **Hogan Specs - Elim**

_		
	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	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
	cennig run outlets	Open Tread—Oak stain
		Closed Tread Oak stain
	Stairs	6010 w/ over the post railings
		Spindles—Metal
	Floor	Hardwood
	Ceiling	9' smooth sheetrock
Foyer	Baseboard	6 ¼" MDF
loyer	Casing	445 MDF
	Crown	One piece w/ drop cap
	Floor	Hardwood
	Ceiling	9' smooth finish sheetrock
	Baseboard	6 ¼" MDF
Dining		445 MDF
	Crown	
	Crown	One piece w/ drop cap
	Other	Two piece Chair rail w/ reverse panel

	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 TBD (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
11-11- 6	Ceiling	9' smooth finsih sheetrock
Hallway Down	Baseboard	6 ¼" MDF
	Crown	One piece w/ drop cap
Hallway Up	Floor	Hardwood
	Floor	Carpet
	Ceiling	9' smooth finish sheetrock
Bonus Room (if	Baseboard	6 ¼" MDF
applicable)	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
<b>Secondary Baths</b>	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
	Floor	Carpet
Secondary	Ceiling	9' on 2nd level, 9' on 1st level
Secondary Bedrooms	Casing	445 MDF
Dearoonis	Baseboard	6 ¼" MDF
	Crown	One piece w/ drop cap
	Floor	Carpet
	Ceiling	9' smooth finish sheetrock
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
	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
	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	1
	recess lights	10
	under-counter lights	4
	step lights in stairway	2 if applicable
	service	200 AMP
	switches and receptacles	White
	Water Heater	Rinnai Tankless
	Landscaping	Per Development Plan
	Irrigation	Yes
	Fireplace	36" Direct Vent w/gas logs
	Appliances	\$6,800
	Cabinets	TBD 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	TBD (Level C), includes Labor & Material, Kitchen Only
	Light Fixtures	\$2,500 includes light fixtures, under counter lighting, bulbs,fans,floodlights, doorbell and
	Hardwood	chime. TBD materials and labor
Dirmahin	Mirrors	Plate Glass / 42" High by the Width of Vanity
Plumbing	Everything	See portfolio



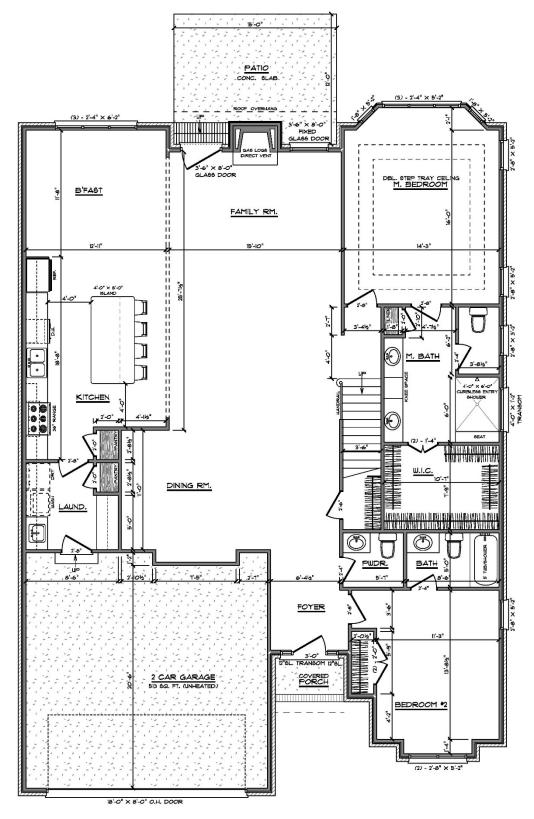




# EXTERIOR – MAGNOLIA A



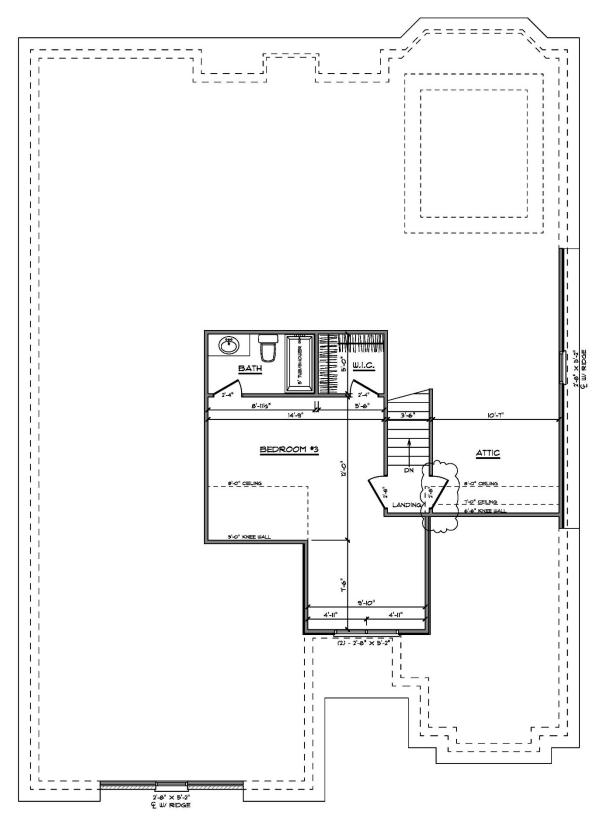




### FIRST FLOOR - MAGNOLIA A







### SECOND FLOOR - MAGNOLIA A

# Magnolia Specs - Elim

Magnotia Spees Elitti				
	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	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		
		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		
Dining	Baseboard	6 ¼" MDF		
Dining	Casing	445 MDF		
	Crown	One piece w/ drop cap		
	Other	Two piece Chair rail w/ reverse panel		

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 TBD (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
11-11- 6	Ceiling	9' smooth finsih sheetrock
Hallway Down	Baseboard	6 ¼" MDF
	Crown	One piece w/ drop cap
Hallway Up	Floor	Hardwood
	Floor	Carpet
	Ceiling	9' smooth finish sheetrock
Bonus Room (if	Baseboard	6 ¼" MDF
applicable)	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
<b>Secondary Baths</b>	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
	Floor	Carpet
Socond	Ceiling	9' on 2nd level, 9' on 1st level
Secondary Bedrooms	Casing	445 MDF
Deurouiis	Baseboard	6 ¼" MDF
	Crown	One piece w/ drop cap
	Floor	Carpet
	Ceiling	Double 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
	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
	Floor	Ceramic Tile straight run or brick pattern, (per allowance)
Laundry	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>
	Heating	Gas 1 zone where applicable 2 zone where applicable
	Air Conditioning	Electric 1 zone where applicable 2 zone where applicable
	Insulation R Values:	The state of the s
	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	1
	recess lights	10
	under-counter lights	4
	step lights in stairway	2 if applicable
	service	200 AMP
	switches and receptacles	White
	Water Heater	Rinnai Tankless
	Landscaping	Per Development Plan
	Irrigation	Yes
	Fireplace	36" Direct Vent w/gas logs
	Appliances	\$6,800
	Cabinets	TBD 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
Allowalices	Granite	TBD (Level C), includes Labor & Material, Kitchen Only
	Light Fixtures	\$2,500 includes light fixtures, under counter lighting, bulbs, fans, floodlights, doorbell and
		chime.
	Hardwood	TBD/sf materials and labor
BI 11	Mirrors	Plate Glass / 42" High by the Width of Vanity
Plumbing	Everything	See portfolio



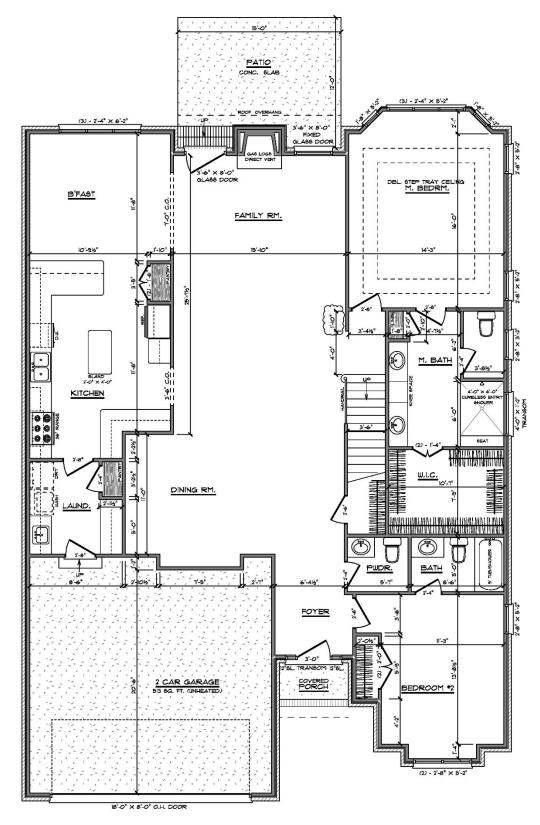




# EXTERIOR – MAGNOLIA A2



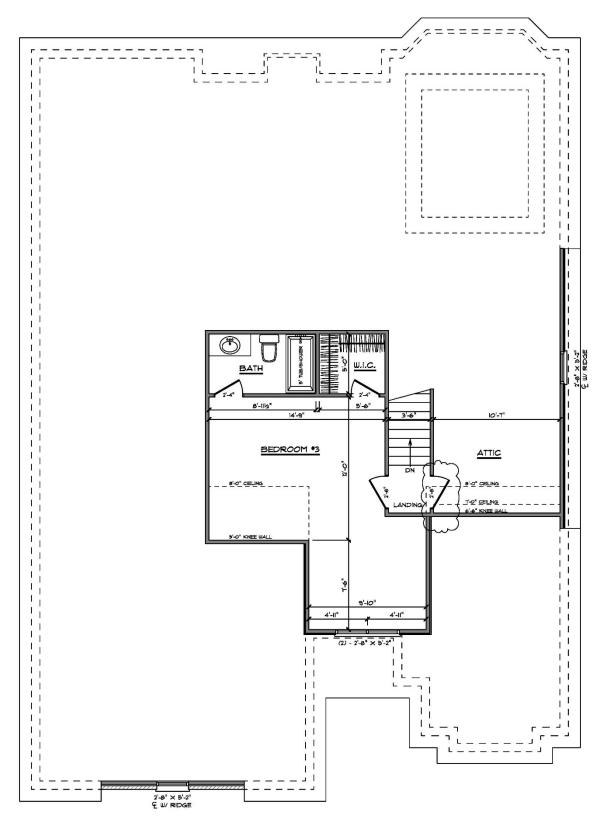




# FIRST FLOOR - MAGNOLIA A2



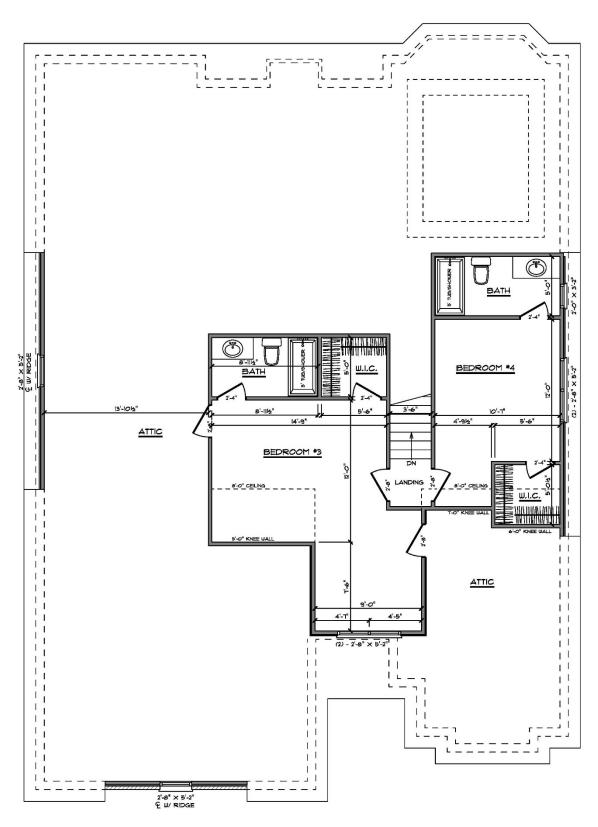




### SECOND FLOOR – MAGNOLIA A2







### SECOND FLOOR - MAGNOLIA A/A2 ALTERNATIVE

#### Magnolia A 2 Specs - Elim

Magnolia A 2 Specs - Elim				
	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	Two		
	Hose Connections	Two		
	Fascia, Soffit, & Frieze	Vinyl		
	Front Porch Flooring	Stamped & colored concrete		
	Front Porch Ceiling	Vinyl bead board with recess lighting		
		445 MDF		
	Casing			
	Base	6 ½" 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		
	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		
Juliouli	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
	Floor	Hardwood
	Ceiling	9' smooth finish sheetrock
	Countertops	Granite TBD (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
11-11- 6	Ceiling	9' smooth finsih sheetrock
Hallway Down	Baseboard	6 ¼" MDF
	Crown	One piece w/ drop cap
Hallway Up	Floor	Hardwood
	Floor	Carpet
	Ceiling	9' smooth finish sheetrock
Bonus Room (if	Baseboard	6 ¼" MDF
applicable)	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
<b>Secondary Baths</b>	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
	Floor	Carpet
Socond	Ceiling	9' on 2nd level, 9' on 1st level
Secondary Bedrooms	Casing	445 MDF
Deurouiis	Baseboard	6 ¼" MDF
	Crown	One piece w/ drop cap
	Floor	Carpet
	Ceiling	Double 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
	Casing	445 MDF
	Crown	One piece w/ drop cap

Master Bath	Cabinets	Per Allowance
Waster Butil	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
	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:	The state of the s
	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	1
	recess lights	10
	under-counter lights	4
	step lights in stairway	2 if applicable
	service	200 AMP
	switches and receptacles	White
	Water Heater	Rinnai Tankless
	Landscaping	Per Development Plan
	Irrigation	Yes
	Fireplace	36" Direct Vent w/gas logs
	Appliances	\$6,800
	Cabinets	TBD 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
- morranecs	Granite	TBD (Level C), includes Labor & Material, Kitchen Only
	Light Fixtures	\$2,500 includes light fixtures, under counter lighting, bulbs,fans,floodlights, doorbell and
		chime.
	Hardwood	TBD materials and labor
	Mirrors	Plate Glass / 42" High by the Width of Vanity
Plumbing	Everything	See portfolio



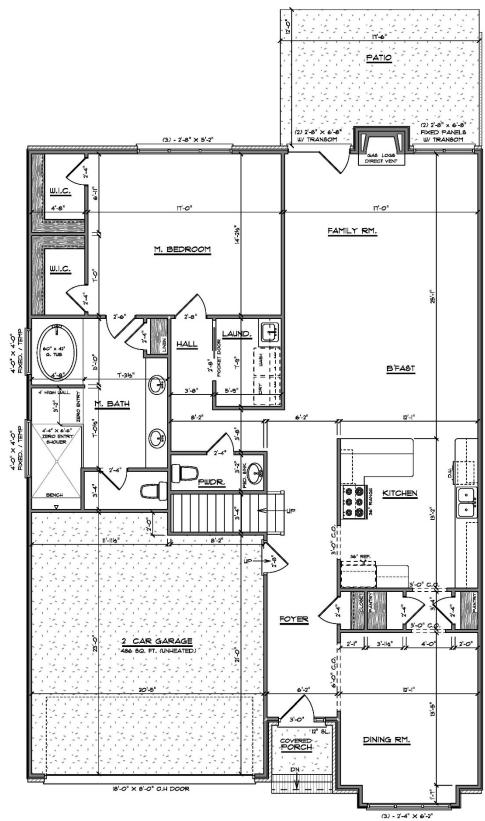




### **EXTERIOR - NELSON**



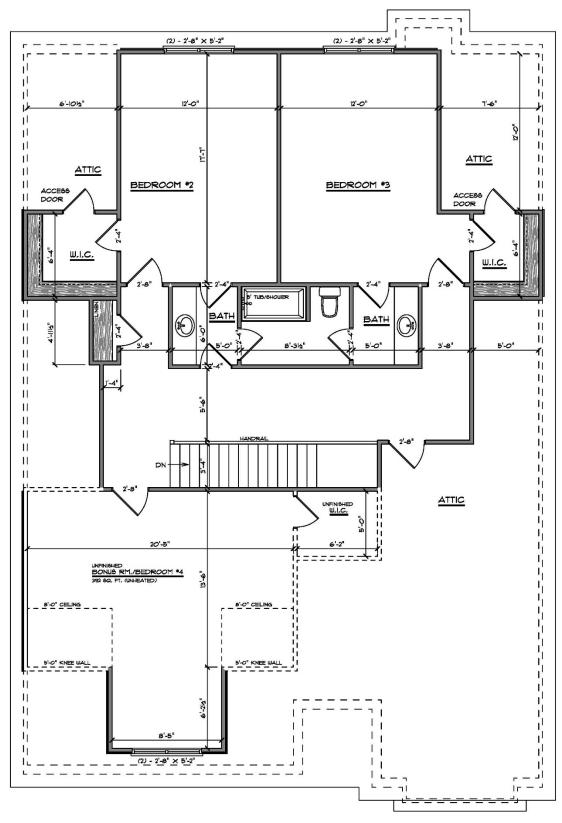




### FIRST FLOOR - NELSON







# SECOND FLOOR - NELSON

### Nelson Specs - Elim

<u>Neison spees Emil</u>			
	<b>Exterior Finish</b>	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	
		3/4" T& G or concrete slab	
	Sub-Flooring	·	
to to a stand	Paint	2 coats flat latex. One color walls, one color trim.	
Interior	Stain	Per plan	
	Phone Outlets	One e:	
	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	
		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	
Dining	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
	Floor	Hardwood
	Ceiling	9' smooth finish sheetrock
	Countertops	Granite TBD (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
11-11- 6	Ceiling	9' smooth finish sheetrock
Hallway Down	Baseboard	6 ¼" MDF
	Crown	One piece w/ drop cap
Hallway Up	Floor	Hardwood
	Floor	Carpet
	Ceiling	9' smooth finish sheetrock
Bonus Room (if	Baseboard	6 ¼" MDF
applicable)	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
<b>Secondary Baths</b>	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
	Floor	Carpet
Secondary	Ceiling	9' on 2nd level, 9' on 1st level
Secondary Bedrooms	Casing	445 MDF
Dearboins	Baseboard	6 ¼" MDF
	Crown	One piece w/ drop cap
	Floor	Carpet
	Ceiling	9' smooth finish sheetrock
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
	Casing	445 MDF
	Crown	One piece w/ drop cap

Mantau Bath	Cabinets	Per Allowance
Master Bath	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
	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:	, 11 0
	switched receptacles	4
	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
	Irrigation	Yes
	Fireplace	36" Direct Vent w/gas logs
	Appliances	\$6,800
	Cabinets	TBD kitchen baths laundry
	Carpet	\$22.50/yd., Installed with pad
	Ceramic Tile	\$3.50/sf, material only / straight laid or brick pattern design
	Kitchen Backsplash	\$250 material
Allowances	Granite	TBD (Level C), includes Labor & Material, Kitchen Only
		\$2,500 includes light fixtures, under counter lighting, bulbs,fans,floodlights, doorbell and
	Light Fixtures	chime.
	Hardwood	TBD materials and labor
	Mirrors	Plate Glass / 42" High by the Width of Vanity
Plumbing	Everything	See portfolio
		<u> </u>