BROOKSIDE CUSTOM HOMES

September 25, 2026

STANDARD FEATURES

BASEMENT	ELECTRICAL
Advanced Concrete Superior XI Plus Insulated Basement Walls with Anchor Straps - meet conditioned space requirements. 8'2" wall height.	200 amp. panel box
Conditioned Basement = warmer/drier with heat supply in trunk line (# of vents vary per plan). 8' 2" Wall Height.	Lighting Package – 2 style choices (Classic or Modern) in several finishes. (Includes single overhead light in all rooms with finished living space above as per standard plan.)
Engineered laminated basement beam (reduces posts; is a Green Building practice)	Lights in attic and basement areas
Concrete floor poured to meet code over stone and vapor barrier	GFI circuit for all exterior, bath, and some kitchen receptacles
Vinyl-clad basement window with screen	Smoke detector direct-wired all bedrooms, each living level including basement
Sump pump or footer drain to daylight (dependent upon grade) – when Brookside provides excavation/sitework services	Hardwired Carbon Monoxide Detector with Battery Backup outside of each separate sleeping area, the basement, and when there is living space above a garage
Passive Radon System installed through roof (no fan or testing included)	Recessed light over kitchen sink
Full basement under all living areas of standard plans	Bath fan/light combination in full and ¾ baths, vented to exterior – ½ bath has fan
Egress window well, sliding window, ladder, poly cover and window opening in wall	3 utility jacks total; any combination (CAT-6 Ethernet, RG-6 TV, CAT-5 Phone)
	Exterior weatherproof receptacles located on front, rear and near HVAC – total of (3)
FRAMING	Garage door opener included as per plan
Quality kiln-dried lumber	Front door chime
2" x 6" exterior walls using Premium/Select/Prime Grade Studs – 16" O.C.	
Truss Roof System	
1/2" OSB Sheathing on Roof with H-clips between trusses	
7/16" Zip® Wall System for exterior wall sheathing	
2" x 10" floor joists – 16" O.C.; metal bridging between floor joists	
Double header over all exterior window and door openings	**PLUMBING**
2" x 4" interior walls using Premium/Select/ Prime Grade Studs – 16" O.C.	Moen One Handle High-Arc Pulldown Kitchen Faucet
12" Gable Overhang	Undermount Sink selections (for use with granite counter tops)
Engineered tongue & groove wood subflooring; glued & nailed	Recessed waterline at refrigerator for icemaker
8' x 10' wood deck on bilevels	Moen Bath Fixtures – 3 style choices in chrome finish
	Fiberglass one-piece tub/shower (color choice)
EXTERIOR	Shut-off valves to kitchen sink and toilet(s)
Architectural shingles with fiberglass mat base. Limited Lifetime Warranty. Synthetic roof underlayment.	Balancing valve to maintain water temperature in tubs and showers
Shingle over ridge vent and gable end vents over heated areas	Water-saver, elongated toilet(s)-most models
Ice guard on eaves and valleys	PEX with Manabloc plumbing system (shut off's in basement)
Double Hung Windows w/Double Glazed, Low E, (most Northern Energy Star rated)	50-gallon electric energy-efficient water heater
Vinyl siding – broad array of colors; maintenance-free; transferrable warranty	Complete washer/electric dryer hookups, with vent and shut-off
Maintenance-free aluminum fascia, seamless gutter, and downspouts. Vinyl Soffit.	Front and rear exterior frost-proof spigots
Decorative gable end vents, color coordinated. Round or rectangular - defined by plan	
Vinyl Sliding Glass Patio Door Double Glazed, Low E, tempered glass (some models)	
Stone veneer front accents (many models)	
Vinyl porch posts and railing (many models)	
Color coordinated exterior lightboxes	
Deadbolt locks on all exterior doors	

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INTERIOR	ENERGY SAVING FEATURES
Drywall – ½" drywall throughout with ½" high-strength drywall on ceiling truss area of home, glued and screwed (minimal perimeter nailing required).	****High-efficiency heat pump with Two Stage Gas Furnace - heating and cooling system****
½" drywall on common wall between house & garage. ½" drywall on ceiling of garage, taped with one coat of mud when no living space above. ½" drywall on all walls & 5/8" fire-rated drywall on ceiling of garage if living space/potential living space above on standard plan; taped, one coat mud	Insulation: R-50 blown attic insulation, R-21 exterior wall insulation
	Pressure treated 2" x 10" insulated sill plate
	Thermal integrity caulking and sealing package
	Smoothstar fiberglass insulated exterior doors (Customer to paint.)
Colonial 6-panel Masonite interior doors	Steel fire-rated door between house/garage
Colonial 6-panel Masonite bi-fold closet doors with wood jamb and casing	Switches and receptacles on exterior walls gasketed
Vinyl-covered steel closet shelving with clothes bar	
Color choice for door locksets and hinges	
Custom Partial Paint/Stain package	
Interior walls/ceilings of home 2 coats washable flat paint by Sherwin Williams	**GENERAL**
Dale Wolfe custom kitchen cabinets – choice of red oak, maple or hickory. Choice of door styles. Red oak, maple, or hickory vanity cabinet. Choice of framed or frameless, polished-edge mirror. (Medicine cabinet option available upon request.)	****12-year Structural Defect Warranty issued by Independent 3rd party****
Choice of cabinet hardware	One-year warranty on materials and workmanship
Soft-close under mount full-extension drawer glides in kitchen cabinets and bath vanities when drawers are included. (Dovetailed joints.)	Automatic 60-day service call after you move in
	Automatic one-year service call
Choice to include 3 wall cabinets extended in height for staggered cabinet design	Full-time service staff
Granite kitchen countertop – several colors and profiles	**MISCELLANEOUS**
Water-resistant laminate in foyer, kitchen, breakfast/dining area and dining room, as per standard plan. Numerous color choices.	*****Site visit with Owner or Construction Manager to confirm sitework costs prior to start of construction*****
Better Quality vinyl floor selections; ¼" Luan underlayment under all vinyl areas	Preliminary drawings at no cost and without a deposit from customer
Better Quality carpet with 8 lb 7/16" carpet cushion std per plan	
Maintenance-free cultured marble vanity top with granite-look options	
Wood railing on stairs, many models & Wood windowsills throughout finished area	

The "Susquehanna" Model Home
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The "Mansfield" Model Home
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