



Included Features Signature Collection

Foundation

Vented Crawlspace

- 3000 psi concrete 8" deep x 16" wide spread footing per plan
- 32" tall block foundation.
- 24" brick ribbon integrated into foundation around entire home in Northampton finish.
- Front Steps will be brick in Northampton finish.
- Back steps will be wood. Steps to be built based on 32" foundation. Any higher will result in extra charge.
- Front porch or stoop will have brick rowlock on top course and included foundation underneath.
- Porches will be backfilled with #57 stone and poured with 2500 psi concrete with broom finish.
- Rails and Spindles are optional based on what is needed for code requirements based on the height of the foundation. (Standard has no rails)
- Anchor bolts installed 12" from the ends and at every 6' on all pressure-treated 2 x 6 sill plates on crawl.
- Vapor barrier installed over 90% of crawl space to protect against moisture
- Gravel covered daylight drain to also protect against moisture
- Termite protective barrier will be installed around all foundations

Floor System

First

- Floor system is engineered to meet the needs of every home.
- Subfloor is $\frac{3}{4}$ " moisture resistant tongue and groove OSB, which is glued, nailed, and screwed to the flooring system.
- Insulated with R-19 Batt insulation (based on local code)

Second (Where applicable)

- Open webbed engineered trusses
- Subfloor is $\frac{3}{4}$ " moisture resistant tongue and groove OSB, which is glued, nailed, and screwed to the flooring system.

Wall System

First

Exterior Walls

- 8' 2x4 walls at 16" o.c.
- Protected with house wrap underneath maintenance free vinyl siding
- Synthetic underlayment or equivalent will be used behind optional stone and brick veneers
- Insulation will be installed in between stud cavities per local code
- 7/16" OSB on non-heated side and $\frac{1}{2}$ " sheetrock on heated side

Interior Walls

- 8' 2x4 walls at 16" o.c.,
- $\frac{1}{2}$ " sheetrock installed on both sides with smooth finish

Second (Where applicable)

Exterior Walls

- 8' 2x4 walls at 16" o.c.
- Protected with house wrap underneath maintenance-free vinyl siding
- Synthetic underlayment or equivalent will be used behind optional stone and brick veneers
- Insulation will be installed in between stud cavities per local code
- 7/16" OSB on non-heated side and $\frac{1}{2}$ " sheetrock on heated side

Interior Walls

- 8' 2x4 walls at 24" o.c.
- $\frac{1}{2}$ " sheetrock installed on both sides with smooth finish
- Optional R-11 sound insulation will be available

Ventilation

- Wood with white aluminum wrapped frieze boards and fascia, supporting white vented soffits
- No maintenance ridge vent running along the ridge line of the home

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Roof System

- 6/12 Roof Pitch
- Engineered structural roof trusses spaced 24" o.c.
- Blown in insulation over 1/2" smooth finished sheetrock per local code
- Batt insulation on vaulted ceilings with baffles for ventilation per local code
- 7/16" OSB roof sheathing
- Synthetic roof underlayment or equivalent
- Architectural shingles
- Seamless gutters with downspouts included

Floor Covering

- 8mm Mohawk Revwood Laminate flooring will be installed in bathrooms, laundry room, foyer, kitchen, breakfast room
- Carpet with 5lb. rebond pad will be installed in the bedrooms, hallways, dining rooms, bonus rooms and stairways
- Walls will be painted with Sherwin Williams brand flat paint (3 color options)
- Interior trim will be painted with Sherwin Williams brand white semi-gloss paint
- Ceilings will be painted with Sherwin Williams brand flat paint to match the walls

Garage Finishes (per plan)

- Floor will be a smooth finish 3000 PSI concrete with fiber mesh reinforcing
- Stairs into house will be pressure treated
- Hot walls and ceilings of the garage will be covered with sheetrock and will be taped only
- Cold walls of garage will have exposed wall cavity
- Two car garage door will be 16' wide x 7' tall non-insulated door (optional power opener available)

Exterior Doors

- Front doors are 3/0 raised 2 panel fiberglass with a double bore
- Front door will be painted white
- Back doors are 5/0 vinyl sliding doors, per plan
- Garage Access door into home will be a 1 hour rated fire door 2 panel with a single bore (deadbolt optional)

Windows

- Sizes and locations are per plan
- Grids and screens
- Windows are single hung, vinyl with a built in J-channel, low "E" glass
- Interior: Sheetrock wrapped all four sides
- Maintenance-free 2 panel vinyl shutters in featured sample colors

Interior Trim

- Raised 2 panel, pre-hung, hollow core doors with 2-1/4" casing
- Knee wall caps will be covered with 1x8 paint grade wood with 2-1/4" casing bordering the underside
- 5-1/4" paint grade baseboard will be installed throughout
- White painted shoe molding will be installed on all vinyl and hardwood flooring
- Shoe molding on cabinets will be stained or painted to closely resemble the color of the cabinets

Stairways (Where applicable)

- 1x10 painted skirt boards will be installed along sides
- Handrail will be stained to closely match cabinets (or hardwood floors if applicable)
- Stairs are closed risers with carpet standard

Cabinets

- Aristokraft Cabinets, Birch shaker-style partial overlay flat panel cabinets with your choice of four stained finishes.
- Optional Shaker-style partial overlay flat panel cabinets available and painted finishes available
- Optional full overlay PureStyle Laminate available
- All kitchen wall cabinets to have crown molding
- All cabinets to have knobs or pulls in a brushed nickel finish

Countertops

- Granite countertops with Flat Edge

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Door Hardware

- Dexter by Schlage brand (or equivalent) knobs in brushed nickel finish

Plumbing Fixtures

General

- 50 gallon electric hot water heater
- Washing machine hook-up
- Two exterior hose bibs

Faucets

- Delta hi-arc single handle faucet with pullout sprayer for kitchen sink
- Delta single handle faucets for bathroom and tubs/showers
- Brushed Nickel or Chrome Finish

Master Bathroom

- 60 x 42 fiberglass tub/shower combination
- Tub / shower faucet
- Lavatory faucet
- Elongated toilet bowl

Secondary Full Bathroom(s)

- 60 x 32 fiberglass tub/shower combination
- Tub / shower faucet
- Lavatory faucet
- Elongated toilet bowl

Powder Room (Half Bath) (Not on all plans)

- Pedestal sink with faucet
- Elongated toilet bowl

Kitchen

- Stainless steel double bowl sink, undermounted to Granite.
- Single hole faucet with pull-out spray
- Ice maker hook-up for refrigerator

Electrical

General

- 200 amp panel box
- GFCI protected receptacles in all bathrooms, kitchens and outside
- Two exterior receptacles installed per code
- Interior receptacles installed per code
- Smoke detectors installed in bedrooms and hallways per code
- Great Room and Master Bedroom pre-wired for ceiling fan with double switches
- LED lights in walk-in closets
- Two keyless light fixtures in the garage per plan
- 4 low voltage outlets will be installed. Any combination of phone and cable
- Ventilation fans will be installed in all bathrooms
- One GFCI protected receptacle in the garage
- Pre-wire for microwave
- All garages are wired for future opener/motor

Lighting

- Brushed nickel finish

HVAC

- Dryer ducting will be roughed in
- 15 seer heat pumps/air handlers or a zoned system (per plan)
- Digital, non-programmable thermostat

(Optional) Fireplace

- 36" natural, LP, or ventless firebox
- White painted mantle with black slate surround
- Natural gas or LP tanks and connection are the responsibility of the homeowner
- Electric fireplace also available

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