

Included Features

BrownHaven H O M E S

CABINETS	CHOICE	SELECT
Custom built cabinetry	✱	✱
Hickory/Maple stained or Poplar painted with raised panel, Shaker raised panel, Shaker flat panel or square flat panel with 1/8" rolled edge		✱
Hickory/Maple stained with Shaker flat panel or square flat panel with 1/8" rolled edge	✱	
42" Wall mounted cabinets with 4" crown moulding		✱
36" Wall mounted cabinets with 4" crown moulding	✱	
Cabinet enclosure around the refrigerator		✱
One trash pull-out		✱
One lazy susan or ez-reach corner per plan		✱
Full access under mount drawer slides	✱	✱
Hardware from our showroom selections	✱	✱
Slab drawer fronts	✱	✱
36" high, stained vanity base in each bathroom	✱	✱
COUNTER TOPS		
Level 1 granite in kitchen with sealant and double bowl undermount stainless steel sink	✱	✱
Level 1 granite vanity tops in all baths with undermount white porcelain sink		✱
Cultured marble vanity tops in all baths	✱	
APPLIANCES		
Stainless (Per Plan) refrigerator, electric range, microwave, and dishwasher		✱
Stainless electric range, microwave, and dishwasher	✱	
FLOORING		
Level 1 engineered hard surface in main living area & hall		✱
Level 1 carpet in bedrooms with 8lb pad		✱
Level 1 tile in baths, laundry and master shower, in straight laid pattern		✱
Level 1 vinyl in kitchen	✱	
Level 1 carpet in bedrooms, hallways & main living area with 8lb pad	✱	
Level 1 vinyl in baths & laundry	✱	
TRIM		
Level 1 or 2 paint grade molded hollow core doors		✱
Paint grade molded hollow core doors (6-panel smooth or 2-panel square top smooth)	✱	
3 1/4" 445-style paint grade window and door casing		✱
2 1/4" 356-style paint grade window and door casing	✱	
5" speed MDF baseboards throughout	✱	✱
All interior doors include door stops with knobs and hinges	✱	✱

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PAINT

	CHOICE	SELECT
Exterior - Siding and trim paint – Caulk and putty joints and nails, Sherwin Williams SuperPaint		★
Interior – Caulk and putty joints and nails, one coat of primer and two coats of Sherwin Williams flat SuperPaint	★	★
Pressure treated material with unstained natural finish		★

FOUNDATION AND CONCRETE

Four Block Crawlspace Foundation	★	★
Termite Bait System	★	★

FRAMING

2x6 exterior walls		★
2x4 exterior walls	★	
9' first floor ceilings / 8' second floor ceilings (per plan)	★	★
Engineered roof trusses with 1/2" ZIP System roof sheathing		★
Engineered roof trusses with 1/2" ZIP System roof sheathing (Optional 7/16" OSB)	★	
I-Joist floor system on crawl space foundation	★	★
7/16" ZIP System wall sheathing		★
OSB with House Wrap	★	
3/4" tongue & groove Squeak-Free AdvanTech subfloors; glued and nailed	★	★
5/4" x 6" pressure treated deck boards, nailed and unstained (per plan)	★	★
16" overhang on rakes and eaves		★

SIDING

Composite siding		★
Premium composite trim package		★
Covered porch composite ceilings		★
Accent composite chakes in front gables (per plan)		★
Vinyl dutch lap siding	★	
Vinyl window and door trim, aluminum fascia, and vinyl soffit (per plan)	★	
Vinyl porch ceilings	★	

DECKS

Unstained pressure treated porch/deck and handrail (per code)	★	★
6x6 pressure treated porch/deck posts	★	★
Open deck on rear of home (per plan)		★

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ROOFING

	CHOICE	SELECT
30-year warranty architectural shingles with drip edge	★	★
Shingle over ridge vent for continuous ventilation	★	★
Seamless 5" aluminum gutters and 3"x4" downspout	★	★

DOORS & WINDOWS

Fiberglass smooth insulated exterior doors		★
Level 1 fiberglass front entry door (per plan)	★	★
Other metal exterior doors	★	
Single-hung 1/1 white vinyl with low-E glass and argon-filled double pane windows with screens	★	★
Exterior doors include single cylinder deadbolt with round knobs & hinges. Front door includes handleset with thumb lever & single cylinder deadbolt	★	★
Insulated steel garage door with inserts and 1/2HP chain drive opener and two remotes (per plan)		★
Steel garage door with 1/2HP chain drive opener and two remotes (per plan)	★	

INSULATION & ENERGY EFFICIENCY

Fiberglass insulation R-19 (2x6) exterior walls		★
Fiberglass insulation R-13 (2x4) exterior walls	★	
R-38 blown in flat ceilings , R-30 vaulted ceilings and R-19 crawlspace floor (per plan)	★	★
Caulk and sealant package includes bottom plates, corners, doors and windows	★	★
Envelope and mechanical airflow test certified if required	★	★
6 mil poly vapor barrier in crawl space	★	★

HEATING AND COOLING

14 SEER heat pump with one programmable thermostat (Quantity may vary per plan)	★	★
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FIREPLACE

42" Heatilator Element wood-burning fireplace (per plan)		★
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PROPANE

No propane tank or hookup fee included	★	★
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DRYWALL

Drywall fastned 1/2" on walls & ceilings; water resistant drywall in baths; fire rated as required. Textured or smooth finish walls & ceilings		★
Drywall fastened 1/2" on walls & ceilings; water resistant drywall in baths; fire rated as required. Textured finish walls & ceilings	★	

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ELECTRIC

	CHOICE	SELECT
200 AMP service	✱	✱
Code regulated number of single pole toggle wall switches and tamper resistant standard receptacles with GFI in wet areas	✱	✱
Fans with lights in all bedrooms and living room		✱
Pre-wire and brace for fans with lights in all bedrooms	✱	
Fan with light kit in living room	✱	
Recessed can lights		✱
Two standard flood lights	✱	✱
A/C unit(s) and electric furnace(s) connection	✱	✱
One electric water heater connection	✱	✱
All electric appliances	✱	✱
Cat 5e rough-in wiring and standard phone & cable outlets in living room and all bedrooms	✱	✱
Light and GFCI outlet at exterior doors	✱	✱
Exhaust fans in baths vented to outside	✱	✱
Smoke detectors in bedrooms and all levels	✱	✱
Code regulated carbon monoxide detectors	✱	✱
Front door chime	✱	✱
Select Line Kichler lighting fixtures from our showroom selections		✱

PLUMBING

Pex water supply lines & PVC drain lines	✱	✱
Level 1 Delta water saving faucets from our showroom selections	✱	✱
Shut off valves at all sinks	✱	✱
Master bathroom Level 1 tile shower with shower head		✱
Master bathroom fiberglass soaking tub with Level 1 tile skirt front (per plan)		✱
Master bathroom fiberglass shower or tub/shower unit	✱	
Double vanity in master bathroom with Level 1 granite and oval undermount white bowls		✱
Single vanity with cultured marble top and sink	✱	
Fiberglass tub shower with smooth walls in secondary baths	✱	✱
50 gallon electric water heater with pressure relief valve	✱	✱
Comfort height elongated toilets		✱
Standard height elongated toilets	✱	
Frost proof exterior hose bibbs front and back	✱	✱
Utility hook-ups for washer and dryer	✱	✱
Plumbed ice maker box	✱	✱
Level 1 plumbing fixtures from our showroom selections	✱	✱

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TYPICAL BASEMENT OPTION(S) MAY INCLUDE

	CHOICE	SELECT
8"x9' poured concrete foundation walls (per plan)	★	★
Concrete slab foundation over vapor barrier and gravel	★	★
Damp-proofing and foundation drain – 5 year warranty	★	★
4" washed gravel patio from walk-out basement under deck (per grade)	★	★
Paint on exposed concrete foundation walls	★	★
Engineered floor truss systems	★	★
Interior open handrail with pine treads, risers, painted post, pickets, and top rail and sides (per plan)		★
Interior stairs with half wall & pine cap (per plan)	★	
Rough Plumbing For 1 Full Bath	★	★

MISCELLANEOUS

Master bathroom tile shower with Level 1 tile and framed clear glass enclosure		★
12" vinyl coated linen shelving and 12" vinyl coated shelf and rod closet shelving	★	★
42" high mirrors above vanity	★	★
Pre move-in window and house cleaning	★	★

INSURANCE & PERMITS*

	CHOICE	SELECT
Workman's Compensation for Contractor and all Subcontractors	★	★
General Liability	★	★
Builders Risk	★	★
Building permit from County Building Department and Environmental Health	★	★
Power and water source (per site)	★	★

* Not included in base price. Price to be determined after we see your land

SITE DEVELOPMENT*

Clear lot for house with 20' perimeter and driveway (per site plan)	★	★
Initial excavation for foundation	★	★
Septic system and drain field per county design and permit (Any changes due to soil will be adjusted for)	★	★
Temporary erosion control and silt fencing	★	★
4" Base type gravel driveway (per site plan)	★	★
3/4" water service line from meter or well to house	★	★
Gutter drains (as required)	★	★
Final grade with seed and straw included	★	★

* Not included in base price. Price to be determined after we see your land.