



DESIGN. BUILD. RENOVATE.

Our Standard Features

[Designed Completely by You]

CONCRETE

- 5" driveway concrete - 25% thicker than the industry standard
- Stamped concrete window wells
- Dyed and stamped front porch top
- Waterproof foundation
- 2" foam insulation thermo-break between garage floor and exterior walls
- Dyed and stamped exterior patio

EXTERIOR FINISHES

- 30 year Architectural Comp Asphalt Shingles
- Seamless steel siding per plan elevation
- Cedar vinyl shake siding per plan elevation
- Stone or brick per plan elevation
- Dryvit per plan elevation
- Seamless gutters with tip down downspouts

WINDOWS & EXTERIOR DOORS

- Andersen 400 Series casement Windows
- Fiberglass front door with clear full view sidelights - stained or painted
- Storm door on front entry door
- Fiberglass entry doors - painted
- Aluminum cladding on all exterior door frames

GARAGE FINISHES

- Sheetrock on all walls and ceiling
- 10' x 8' and/or 16' x 8' insulated overhead garage doors
- Floor drain
- Garage door opener on each overhead door
- 2 Remotes per double door, 1 per single door
- Keypad opener
- Window in garage
- Hot and cold frost free water spigot
- TV outlet in garage
- 220v outlet in garage
- Boiler floor heat or Reznor gas heater
- Wood steps with carpet

INSULATION

- R-15 2" Spray foam all exterior concrete walls
- R-22 3" Spray foam all rim joist
- R-21 exterior wood wall insulation - house and garage
- R-50 Ceiling insulation - house and garage
- 2" Foam insulation around garage foundation walls
- Sound insulation between bedrooms and bathrooms

MECHANICAL

- Trane High efficiency Furnace
- Trane Air Conditioner
- Gas boiler floor heat in lower level, garage, and tile areas
- 75 gal power vent gas hot water heater
- Air Exchanger
- Aprilaire Humidifier
- Honeywell Prestige IAQ Wireless Smart Thermostat
- Central Bath Fan System with timer
- Kitchen range hood vented outside (*under 400 cfm*)
- Kitchen range hood vented outside with makeup air (*over 400 cfm*)

ELECTRICAL

Exterior & Mechanical:

- 200 or 400 amp service installed as per plan
- Recessed lighting around exterior of the home
- 4 Weatherproof outlets
- 3 Holiday switched outlets in soffit

Interior:

- Electrical outlets placed closer together than code requires
- 5 Garage Outlets
- CAT 5 TV wires and outlets are included in each bedroom, greatroom, and garage for wall mounted TV's.
- Audio System
- Theater systems
- Decora switches and outlets
- LED step lights per plan
- LED Undercabinet lights in the kitchen and bar
- Motion light in pantry
- 90 + Recessed lights on average per plan design
- Air switch's in the island

Our Standard Features

PLUMBING

- Custom Tile Shower with Clear Glass Door in master bath
- Customized shower system with multiple water sources
- Tub/shower base with tile walls in secondary baths
- Faucets and finishes chosen by you
- Undermount Sinks - Oval or Rectangle
- Kohler Comfort Height Toilet with Slow Close Lid in all baths
- Undermount kitchen sink
- Garbage disposal in kitchen
- Ice maker lines in kitchen & bar
- Undermount laundry sink
- 2 Frost free exterior water spigots
- Hot & cold frost free water spigot in the garage
- Landscape sprinkler rough in
- 2 Sump pumps on separate circuits
- 2 Sump pits in a recessed sump hole
- Sump by-pass (*permit required from city prior to use*)

BATH HARDWARE & MIRRORS

- Matching towel ring, paper holder, towel bar/hooks in baths
- Full width mirror with chrome top and bottom channel

INTERIOR DOORS AND TRIM

- Flat or raised panel solid core masonite painted doors
- Flat or raised panel solid core in your choice of wood species stained doors
- Casing & base in your choice of wood species stained or painted
- Wood handrail, balusters, and skirt boards stained or painted
- Schlage or Emtek lever handles in selected styles and finishes
- Custom designed melamine closet shelving system in the master
- Custom wire closet shelving system including a melamine tower with 2 baskets

WINDOW COVERINGS

- Hunter Douglas window treatments

CABINETS AND COUNTERTOPS

- Custom designed custom cabinets
- Full custom locally built cabinets in your choice of wood species
- Your choice of door style and stain or paint color
- Soft close doors and drawers on all cabinets
- Full extension drawer slides
- Trash pull out in kitchen
- Custom cabinet drawer organizer systems
- Hair and makeup cabinet drawer systems
- Cabinet panel on refrigerator end
- Custom walk-in cabinet pantry per plan
- Quartz and/or Granite tops throughout

APPLIANCES

- Professional series kitchen appliances
- Bar appliances

FLOORING

- Wood floors throughout main living spaces
- Porcelain tile in bathrooms, laundry, bar, and mudrooms
- Tile backsplash in the kitchen
- Carpet in the bedrooms and family rooms

FIREPLACE

- Gas fireplace on Main Floor
- Gas in Lower Level

LANDSCAPING

- Sprinkler system
- Fully sodded yard
- Rock and plant beds and curbed edging
- Drip plant irrigation system
- Plants and trees



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