



BE INSPIRED. LIVE INSPIRED. STAY INSPIRED

Our Standard Features

CONCRETE

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

EXTERIOR FINISHES

- 30 year architectural comp asphalt shingles
- Seamless steel horizontal / vertical siding per elevation
- Polymer cedar shakes per elevation
- Stone or brick per elevation
- Seamless gutters with tip down downspouts

WINDOWS & EXTERIOR DOORS

- Andersen 400 series casement windows
- Fiberglass front door with clear full view sidelights and transom - painted per plan
- Fullview glass storm door on front entry
- Fiberglass service doors - painted
- Aluminum cladding on all exterior door frames

GARAGE FINISHES

- Sheetrock ceilings and walls - unfinished
- 8' insulated carriage house style overhead garage doors - sized per plan
- Wifi ready door opener - 2 remotes on double, 1 on single
- Exterior keypad opener on 1 overhead door
- Floor drain
- Hot and cold frost free water spigot
- Window in garage
- TV outlet
- 5 Electrical outlets
- Gas garage heater rough in
- Carpeted steps into house

INSULATION

- R-15 2" spray foam on all exterior concrete walls
- R-22 3" spray foam on all rim joist
- R-21 fiberglass exterior wall insulation - house and garage
- R-50 Blown-in ceiling insulation - house and garage
- 2" foam insulation around garage foundation walls
- Sound insulation between bedrooms and bathrooms

MECHANICAL

- Trane high efficiency natural gas furnace
- Trane central air conditioner
- 50 gal electric or gas water heater per plan
- Air exchanger
- Aprilaire Humidifier
- Honeywell Prestige IAQ wireless smart thermostat
- Panasonic quiet bath fans
- Kitchen range hood vented outside (*under 400 cfm*)

ELECTRICAL

Exterior & Mechanical:

- 200 or 400 amp service installed per plan
- Recessed exterior lighting
- 4 Weatherproof outlets
- 3 Switched holiday soffit outlets

Interior:

- Electrical outlets placed closer than code requires
- CAT 5 TV and outlets in great room, family room, each bedroom, and garage for wall mounted TV's
- Heated tile floor with programable thermostat in master bathroom
- Decora style light switches and outlets
- LED step lights
- LED undercounter lights in kitchen and bar
- Air switch in kitchen island per plan
- Motion light in pantry per plan
- 30 - 40 Recessed lights per plan
- Media prewire

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PLUMBING

Exterior & Mechanical

- 2 Frost free exterior water spigots
- Landscape sprinkler rough in
- Passive radon system
- 2 Sump pumps and pits on separate circuits in recessed floor and sump by-pass (*city permit required prior to use*)

Interior

- Delta Ashlyn, Trinsic, or Linden bath faucet styles in choice of stainless, oil rubbed bronze, or chrome finishes
- Tile shower with 2 showerheads - 1 fixed + 1 handheld and clear glass door in master
- 1 piece acrylic tub/shower - per plan in secondary baths with Delta In2ition wall mount handheld shower head
- Kohler comfort height toilets with slow close lid
- Undermounted rectangle or oval bath sinks - white
- Delta Essa or Leland pull down faucet styles in choice of stainless, oil rubbed bronze, or chrome finishes
- Stainless undermounted double bowl kitchen sink with garbage disposal
- Ice maker water line in kitchen
- Stainless undermounted single bowl bar sink
- Fiberglass undermount laundry sink - white
- Delta Collins or Leland pull out style laundry faucet in chrome

BATH HARDWARE & MIRRORS

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

INTERIOR DOORS AND TRIM

- 2, 3, or 6 panel solid core painted mdf doors
- 2, 3, or 6 panel solid core stained poplar or oak doors
- 3 1/4" poplar casing and 4 1/4" poplar base stained or painted
- Wood or metal handrail systems
- Schlage lever handles in selected styles and finishes
- Wire closet shelving systems with melamine towers and 2 baskets in all closets

CABINETS AND COUNTERTOPS

- Full custom locally built cabinets
- Choice of stained poplar, oak, or knotty alder woods
- Selection of door styles and hardware
- Soft close doors and drawers with full extension slides
- Pullout double trash, cookie dividers, and spoon divider
- Crown mouldings and wood top on all upper cabinets
- Walk-in pantry per plan
- Selection of quartz and granite countertops throughout

APPLIANCES

- Appliance package allowance for stainless steel, slate, or black stainless - \$8,800 allowance
- French door refrigerator
- Electric, induction, or gas cooktop
- Double wall oven convection microwave combination
- Dishwasher
- Range hood (*under 400 cfm*)
- Undercounter or full refrigerator in bar per plan

FLOORING

Laminate Floor

- Main floor great room, kitchen, dining, mudroom, and powder baths per plan
- Lower bar area

Porcelain Tile

- Master bathroom and kitchen backsplash

Luxury Vinyl Tile

- Laundry room and secondary baths

Carpet

- Bedrooms, stairs, and lower family rooms

FIREPLACES

- 42" linear gas fireplace on main floor
- 50" linear electric fireplace on lower level



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* Information listed is current as of publication and is subject to change