



DESIGN. BUILD. RENOVATE.

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
- Dyed and stamped exterior patio per elevation

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
- Dryvit per plan elevation
- Seamless gutters with tip down downspouts
- Maintenance free deck per elevation

WINDOWS & EXTERIOR DOORS

- Andersen 400 series casement windows
- Fiberglass front door with sidelights and transom - painted or stained 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 - tape, textured, and painted
- 8' insulated 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
- Boiler floor heat
- Carpeted steps into house
- Carpeted stairs to basement

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
- Gas boiler floor heat in lower level, garage, and tile areas
- 80 gal indirect boiler water heater
- Air exchanger
- Aprilaire Humidifier
- Honeywell Prestige IAQ wireless smart thermostat
- Panasonic quiet bath fans
- Kitchen range hood vented outside (under 400 cfm)
- Kitchen range hood vented outside with makeup air

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
- 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
- 90+ recessed lights on average per plan
- Audio System per plan
- Theater System per plan

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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

- Bath faucet/trim - style and finishes chosen by you
- Bath sinks - style, color, and material chosen by you
- Custom tile shower with multiple water source system in master bath
- Acrylic tub/shower base with tile walls in secondary baths
- 1 or 2 piece toilets chosen by you
- Kitchen faucet - style and finishes chosen by you
- Kitchen sink - style, color, and material chosen by you
- Garbage disposal at kitchen and bar
- Ice maker water line in kitchen and bar
- Bar faucet - style and finishes chosen by you
- Bar sink - style, color, and material chosen by you
- Laundry faucet - style and finishes chosen by you
- Laundry sink - style, color, and material chosen by you

BATH HARDWARE & MIRRORS

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

INTERIOR DOORS AND TRIM

- Choose any flat or paneled solid core painted mdf doors
- Choose any flat or paneled solid core stained doors in your choice of wood species
- Millwork size, style in your choice of wood species either stained or painted
- Wood or metal handrail systems
- Schlage or Emtek door hardware in your choice of styles and finishes
- Custom closet shelving systems with built-in's in wire, melamine or wood material

WINDOW COVERINGS

- Hunter Douglas window treatments

CABINETS AND COUNTERTOPS

- Full custom locally built cabinets
- Choice of wood species in painted or stained
- Your choice of door styles and hardware
- Soft close doors and drawers with full extension slides
- Custom cabinet storage and accessories including garbage pullout, drawer and cabinet dividers, baskets, and hair and makeup organizers
- Crown mouldings and wood top on open upper cabinets
- Appliance panels per plan
- Walk-in and/or butler's pantry per plan
- Your choice of countertops - granite, quartz, marble, soapstone, or butcherblock

APPLIANCES

- Professional series kitchen appliances
- Laundry appliances
- Bar appliances

FLOORING

Natural wood floor site finished

Porcelain, ceramic, stone, and/or glass tile

Carpet

Polished Concrete

Rubber

Luxury vinyl tile

FIREPLACES

- Gas fireplace in great room in your choice of style
- Gas fireplace in sun room in your choice of style
- Gas fireplace in master in your choice of style
- Gas fireplace on lower in your choice of style

LANDSCAPING

- Lawn sprinkler system
- Fully sodded yard
- Rock and plant beds with curbed edging
- Drip plant irrigation system
- Plants and trees
- Outdoor kitchens
- Firepit
- Swimming pool



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