

Please refer to the *“Community Features”* for additional standards in each community

PROFESSIONAL ACCOMMODATIONS

- Up to 4 hours of professional design consultation at our design center
- Scheduled Pre-Construction, Pre-Drywall & Final Orientation Meeting with your home builder
- QBW’s Premier Protection Plan

DESIGN PACKAGE

- Fiberglass front door (several to choose from)
- Patio garden door with tilt & raise integral blinds*
- “Masonite” designer interior doors (many style options)
- “Sherwin Williams” paint products:
 - 1 paint/stain color for trim
 - 1 paint color for walls w/ matching ceilings, flat finish
 - 2 paint/stain color for cabinets
 - 1 paint color for interior doors
- Hand texture on all ceilings and walls
- Customer’s choice of either stained or painted base boards and door casings
- 3 ¼ pine base boards & door casings throughout home
- Out-of-season shelves and rods in master closet*
- Shoe box storage shelves in master closet
- 36” gas burning fireplace with gas logs and switch
- Custom wood mantel over fireplace
- Customer’s choice of fireplace hearth surround (tile, brick or natural stone)
- Designer tile floors in entry, kitchen, dining, living, baths, hallways, utility room and study*

- (1) Pull down stair to attic in garage*
- Custom-built staircases and handrail system with wrought iron or wood spindles*
- Solid wood garage to home access door
- Single key deadbolt locks on all exterior doors
- Interior door levers with oil rubbed bronze, satin nickel, chrome or matte black finish
- Privacy lock on master bedroom and all bath / toilet areas*
- Designer hardware on all cabinetry
- “Mohawk” and “Shaw” naturally stain resistant fiber carpet with 6lb. pad in all bedrooms and closets
- Italian marble or 2cm quartz countertops in laundry*

TIMELESS EXTERIOR PACKAGE

- 3 Exterior paint colors with additional cedar stain color*
- Brick mailbox with concrete pre-cast address number plate
- Brick and natural stone details*
- Divided light front windows*
- Seamless guttering at front entry area, back patio and diverter over a/c units
- All furnace and plumbing vent stacks painted to match roof shingles
- Insulated, 6-panel fiberglass side garage door with concrete sidewalk to driveway*
- (1) Garage door opener with two transmitters
- Covered patio*
- Exterior lighting (soffit mini lights or coach lights)*
- Professional landscape package (front)
- Fully sodded yard (Bermuda sod)

- Fully programmable sprinkler system
- Irrigation backflow at water heater closet to prevent freezing and unsightly faux rock
- Weatherproof electric outlets (2 standard)
- (2) Exterior frost-proof water faucets

CONSTRUCTION FEATURES

- “QBW” transferrable 10 year limited structural warranty program
- Concrete driveway, patio and sidewalks*
- 7/8” “Advantec” plywood sub-flooring on all two-story plans
- Concrete pad for all A/C compressors
- Limited lifetime fiberglass composition shingles with synthetic underlayment
- 7/16” structural wall sheathing & tape
- 10” J bolts with nuts and washers
- Treated base plates
- 2x4 studs on 16” centers
- “T.J.I.” structurally engineered floor joist systems *2-story plans
- Engineered header above 2-car garage opening to prevent failure or sagging
- “Smart Trim” fascia and soffit cornice products
- 8/12 roof pitch
- Pier & Beam foundation

The specifications listed in this document are hereby understood and approved.

Buyer Signature _____

Buyer Signature _____

*Floor plan and elevation specific

Continuing a policy for constant improvement, the builder reserves the right to make changes in the plans and specification, and to substitute material of similar quality without notice or prior obligation. Features on homes constructed prior to this printing may have different features. 11.28.22

Please refer to the *“Community Features”* for additional standards in each community

GOURMET KITCHEN PACKAGE

- Appliance allowance includes:
 - 30” self-cleaning electric smooth surface or gas free-standing range
 - Microwave above range
 - Energy efficient dishwasher
 - 1/2 HP disposal
- 3CM granite / Level “A” Quartz countertops
- Stainless steel or Lexicon under-mount sink (with choice of color)
- Custom cabinetry (Oak, Maple, Knotty Alder or Painted) with raised panel cabinet doors and hidden hinges
- 42” upper cabinets
- Designer hardware on cabinets & drawers
- Pullout trash container storage*
- Cookie sheet holder*
- Electrical outlet in island*
- Designer tile back splash
- “Delta” kitchen faucet (choice of finishes)
- Spacious walk-in pantry*
- LED under-cabinet lighting

LUXURIOUS BATH PACKAGE

- Master shower has 1/2 tiled wall with marble cap and framed glass above
- Tiled shower floor with tiled curb in master
- Inset niche in all showers
- Italian marble or 2cm quartz vanity tops with under-mount sinks
- Custom framed mirrors in all baths
- Clear or obscured glass enclosure with choice of frame finish for stand-alone showers
- Elongated commode in all baths
- Custom cabinets with raised panel doors (Oak, Maple, Knotty Alder or painted)
- Linen closet/cabinet for storage *

- Cabinet above commode in master bath
- Humidity reducing bath ventilation
- “Jetta” brand soaker tub with tile splash surround
- Coordinating bath accessories - towel rings / bars and tissue holders
- “CertainTeed” water-proof diamond backer board in all showers

ENERGY EFFICIENT PACKAGE

- Home Energy Rating System (HERS) Home
- 95% AFUE furnace with a 14 SEER rating air conditioner
- HVAC unit suspended in attic to reduce noise and maximize interior living space
- Solid vinyl Low-E thermal pane windows
- Exterior window perimeters caulked to brick to prevent air leakage
- Roof & continuous soffit vents for improved air circulation
- Extensive insulation package: R-15 net/blown-in fiberglass insulation in all exterior walls (excludes garage). R-38 insulation blown in flat ceilings
- Dow Sill under all exterior first level base plates
- Recessed dryer connection box (saves space, energy & reduces fire hazard)
- Poly-sealed exterior doors, windows, plumbing and wires to attic to prevent air loss & drafts
- R-6 duct work and plenum are double taped, sealed and screwed to reduce air loss

HOME AUTOMATION PACKAGE

- Structured wiring package includes pre-wires & trim for the following: Phone (Cat 4), cable (RG6 satellite coax), data (Cat 5) - 7 total drops at customer’s desired locations
- Structured media panel in interior closet for all cable and phone connections

- State-of-the-art alarm system with (1) motion detector, (1) 7” touchscreen keypad and automation capabilities via Z-Wave devices
- Programmable thermostat
- Inter-connected smoke alarms and carbon monoxide detector (AC powered with battery backup)

PLUMBING FEATURES

- “PEX” water line system
- Ice maker water connection at kitchen refrigerator
- PVC drain lines
- 3 gas drops (furnace(s), fireplace, water heater)
- Energy efficient 40 gallon water heater
- “Delta” plumbing fixtures in all baths (choice of finishes)
- All sinks and commodes equipped with easy access shut-off valves
- White steel tub/shower in secondary baths
- Washing machine plumbing connections in utility room
- Master water shut-off valve inside home

ELECTRICAL FEATURES

- “Decora” plates and switches
- Electric dryer connection
- Single recessed eyeball accent light over fireplace with separate switch
- Attic light by furnace
- Power outlet in attic
- Recessed can lighting in kitchen and hallways
- Exhaust fans in all baths
- Standard outlets per city code requirement
- Family, study, bonus and bedrooms blocked and wired for ceiling fans with 2 gang switches
- 200 Amp service panel

*Floor plan and elevation specific

Information is believed accurate but is not warranted and is subject to changes, omissions, errors and withdrawal without notice 11.28.22