

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
- Customer Care and Warranty Services
- "QBW" transferrable 10 year limited structural warranty

"CLASSIC SERIES" GOURMET KITCHEN PACKAGE

- Stainless steel appliances
- 3CM granite countertops
- Stainless steel or Lexicon under-mount sink (50/50 or 60/40 with choice of color)
- 3CM granite raised bar top *per plan
- 3CM granite kitchen island top *per plan
- "GE" 30" self-cleaning electric smooth surface or gas free-standing range
- "GE SPACEMAKER" microwave
- "GE" Energy efficient dishwasher
- "Whirlpool" 1/2 HP disposal
- 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 *per plan
- Cookie sheet holder *per plan
- Adjustable shelves in pantry *per plan
- Electrical outlet in island *per plan
- Classic Series designer tile or tumbled stone back splash
- "Delta" kitchen faucet (choice of finishes)
- Spacious walk-in pantry *per plan

"CLASSIC SERIES" LUXURIOUS BATH PACKAGE

- Solid "Swan" shower pan with tile walls
- Inset designer tile shower shelf in master shower
- Cultured marble vanity tops with integral sinks or Italian marble vanity tops with under-mount sinks in all full baths
- Porcelain pedestal sink in all powder baths

- Plate glass mirror, framed with choice of custom wood trim, above pedestal in powder baths
- Clear or obscured glass shower enclosure with choice of frame finish
- Custom cabinets with raised panel doors (Oak, Maple, Knotty Alder or painted)
- Linen cabinet/cabinet for storage *per plan
- Humidity reducing bath ventilation
- "Jetta" brand soaker tub with tile splash surround *per plan
- Coordinating bath accessories - towel rings / bars and tissue holders
- "DenShield" backer board in all ceramic tiled wet areas to prevent water penetration

"CLASSIC SERIES" ENERGY EFFICIENT PACKAGE

- 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
- "GE" energy efficient appliances
- Roof & soffit vents for improved air circulation
- Extensive insulation package: R-15 net/blown-in fiberglass insulation in all exterior walls (excludes garage). R-22 insulation in attic knee walls, slopes & under mechanical units. R-30 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

"CLASSIC SERIES" 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
- Full state-of-the-art alarm system with motion detector, one 7" touchscreen keypad at desired location and automation capabilities via Z-Wave devices
- Programmable thermostat - controllable from smart phone
- Wi-Fi camera installed at entry exterior
- Inter-connected smoke alarms and carbon monoxide detector (AC powered with battery backup)

"CLASSIC SERIES" 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
- Irrigation backflow at water heater closet to prevent freezing

“CLASSIC SERIES” DESIGN PACKAGE

- Fiberglass front door (several to choose from)
- Patio garden door *per plan
- “Masonite” designer interior doors (many style options)
- “Sherwin Williams” water base interior flat latex paint
- Choice of one interior paint color throughout home
- Hand texture on all ceilings and walls
- Rounded (bull-nose) sheetrock corners on main focal area arches
- Customer’s choice of either stained or painted base boards and door casings
- 3 ¼ MDF or 2 ¼ pine base boards throughout home
- Out-of-season shelves and rods in master closet *per plan
- Shoe box storage shelves in master closet *per plan
- 36” gas burning fireplace with gas logs and remote switch
- Custom wood mantel over fireplace
- Customer’s choice of fireplace hearth surround (tile, brick or natural stone)
- Classic Series designer ceramic tile floors in entry, kitchen & eating area, baths and utility room *per plan
- Pull down stair to attic in garage *per plan
- Custom-built staircases and handrail system with wrought iron or wood spindles *per plan
- Solid core garage access door
- Single key deadbolt locks on all exterior doors
- Interior door levers with oil rubbed bronze or satin nickel finish
- Privacy lock on master bedroom and all bath / toilet areas *per plan
- Three ceiling fan installations (included in lighting allowance)

- “Mohawk” and “Shaw” naturally stain resistant fiber carpet with 6lb. pad
- Cultured marble countertops in laundry

“CLASSIC SERIES” TIMELESS EXTERIOR PACKAGE

- Brick mailbox with concrete pre-cast address number plate
- Brick details include row locks, soldier course, quoins, arches and keystones *per plan
- Divided light front windows *per elevation
- Seamless guttering at front entry area, back porch and diverter over a/c units
- All furnace and plumbing vent stacks painted to match roof shingles
- Garage door opener (one) with two transmitters
- Covered patio *per plan
- Exterior lighting (soffit mini lights or coach lights) *per plan and elevation
- Professional landscape package (front)
- Tree in front yard (per city/subdivision requirement)
- Fully sodded front and back yard (Bermuda standard)
- Weatherproof electric outlets (3 standard)
- Two frost-proof water hose bibs
- Fully automatic programmable sprinkler system
- Natural stone on front of home *per elevation

“CLASSIC SERIES” CONSTRUCTION FEATURES

- Pier and beam or dug footing foundation *per community
- Slab poured to approximately 3500 PSI
- 7/8” “Advantec” plywood sub-flooring on all two-story plans
- Concrete pad for all A/C compressors
- Fiberglass composition roof shingles with 30lb. felt paper underlayment *per community
- 7/16” Zip system 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 *per plan
- Engineered header above 2-car garage opening to prevent failure or sagging
- “Smart Trim” fascia and soffit cornice products

“CLASSIC SERIES” ELECTRICAL FEATURES

- Toggle plates and switches
- Electric dryer connection
- Single recessed eyeball accent light over fireplace with separate switch
- Exterior lighting on front porch, side garage and rear patio *per plan and allowance
- Attic light by furnace
- Power outlet in attic
- Recessed can lighting *per plan
- Exhaust fans in all baths
- Standard outlets per city code requirement
- Family, study and master bedroom are blocked and wired for ceiling fans with 2 gang switches
- All bedrooms are blocked for ceiling fans

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

Buyer Signature _____

Buyer Signature _____

Sales Signature _____