

# Our "Standard" is Most Builders "Upgrade"

## EXTERIOR

### FOUNDATION

9' Poured / Pella  
2 Egress windows  
Watchdog waterproofing 10 yr warranty  
Drainstar drain tile

### FLOOR FRAMING

Select 2x10 floor joist  
LP Legacy ¾" tongue & groove subfloor  
Glued & nailed w/ ring shank nails

### EXTERIOR WALLS

2x6 Framed 16" on center  
Huber ZIP system wall sheathing & tape  
LP Smart siding  
Vulkem caulk system

### EXTERIOR

Andersen Windows  
Therma Tru doors  
Full width concrete drive w/ Rebar  
Recessed lighting w/ accent lighting  
Landscape allowance  
Full sprinkler (6 zones)  
Full sod

### ROOF

Full ½" OSB sheathing  
Ice & water shield & under all valleys  
Perma-Felt synthetic underlayment  
30 year Heritage style shingles  
High Temp heavy grade ice & water shield  
under all metal roofs

### GUTTERS

5" K style gutters  
4" downspouts  
Color matched / no paint

### GARAGES

Insulated, drywall & painted  
Steel insulated garage doors  
WIFI opener at all doors  
Exterior keypad  
Extra outlets  
½" Rebar 2' OC

## INTERIOR

### INTERIOR WALLS

2x4 Framed 16" on center  
9' Standard height w/ vaults throughout  
14' ceiling in living room  
½" drywall glued & screwed

### INTERIOR FINISHES

Satin or eggshell paint  
Smooth ceilings in main area  
6" poplar base  
4" poplar casing  
Custom cabinets  
42" uppers  
Build in cabinets in pantry  
36" high vanities  
Full extension ball bearing slides in  
kitchen  
Double trash rollout  
Drop zone w/ bench & cubbies  
All Quartz or granite countertops  
Wood floors in living room, kitchen &  
hallway  
Tile floors in bathrooms & laundry  
8 lb Stainmaster carpet pad  
Schlage door handles  
42" Heat n Glo Cosmo fireplace  
Wrought Iron railings  
36' commercial range  
Custom hood

### INSULATION

R50 Ceilings  
R23 bibs in exterior walls  
Full caulk and Foam seal all penetrations  
R11 Sound Batts all bathrooms,  
bedrooms, laundry  
R13 Garage walls  
R11 Unfinished basement walls

### ELECTRICAL

200 AMP panel  
Outside GFIs  
Outside recessed & accent  
lighting  
Holiday light outlet @ soffits  
Motion light at walk in pantry  
Decora paddle switches  
Generous fixture allowance  
Security system w/ 2 panels,  
motion detectors & door chimes  
Prewire for phone, cable,  
internet, sound system  
Under cabinet lights & outlets  
Light fixtures, per plan

## PLUMBING

CPVC water lines  
White Schedule 40 PVC waste & drain  
Tankless water heater  
Acrylic Tub w/ tile surround  
Walk-in tile master shower  
Hand held spray in master  
Pot filler in kitchen  
Moen / Delta fixtures  
Pro Flo elongated high stools  
2 Frost free sillcocks

## HVAC

93% High Efficient furnace  
14 seer A/C  
Programmable Thermostat  
Whole House Humidifier

## ALLOWANCES

### Flooring:

-Wood Floors \$5.50 sqft  
-Carpet \$12 yard, includes 8lb  
stainmaster pad

### Countertops:

\$75 per square foot for kitchen + pantry  
\$55 per square foot for bathrooms

### Tile:

-\$4.50 square foot

### Cabinets:

-Per Plan / See standard  
features above  
-Titan Cabinets

### Paint:

-3 interior colors  
-2 exterior colors

### Appliances:

-\$8000 minimum  
-Changes with different plans &  
kitchen designs

### Electrical fixtures:

-0.5% of original price of home

### Exterior:

-Brick \$.50 each  
-Stone \$7.00 square foot



FOR MORE INFORMATION CONTACT

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