

## STANDARD FEATURES

### Structural:

- 9' First Floor ceiling height
- 8' Second Floor ceiling height
- 9' Basement pour height with 10" thick foundation walls
- Unfinished full Basement unless noted otherwise on plans
- 1 egress window in basement with window well. Drain in window well connected to sump pump
- Spray applied waterproofing at exterior of foundation walls with 10 year warranty
- 2x6 exterior wall framing
- 7/16" Zip System exterior sheathing with integrated air and weather resistant barrier
- 1/2" Zip System roof sheathing with integrated air barrier

### Building Systems:

- R19 exterior wall insulation
- R49 attic insulation
- R10 Basement wall insulation
- (2) 95% High efficiency gas furnaces
- (2) 14+ SEER electric air conditioners
- 50 gallon quick recovery electric water heater
- 200 Amp underground electrical service
- Integrated smoke/CO detectors with battery backup
- Front and rear exterior GFCI outlets
- 3 frost proof hose bibs
- Rough plumbing for future Basement bathroom
- Drain tile around interior and exterior perimeter of home connected to sump pump
- Hung sewer plumbing in Basement with lift station

### Exterior Finishes:

- LP Smart Siding exterior (depending on exterior design)
- Affinity stone or brick accents (depending on exterior design)
- Prefinished aluminum gutters and downspouts
- Fully sodded front and rear yard at all disturbed areas
- Broom finish concrete walkway, front porch and driveway
- Composite Timbertech deck or broom finish concrete back patio (refer to plans)
- Thermatru insulated fiberglass entry doors
- Doorlink overhead door(s) with MyQ smart garage door opener
- High efficiency, double pane Fiberglass Marvin Essentials windows
- Owens Corning Duration asphalt shingle roof

Some standard features may not apply to all plans. Builder reserves right to substitute/modify standard features with one of equal value



### Interior Finishes:

- Engineered hardwood flooring at entire 1st Floor and 2nd Floor Hallway
- Premium wall to wall carpeting at Bedrooms
- Luxury Vinyl Tile (LVT) flooring at Laundry Room(s)
- Stairs with stained treads to match floors, painted Poplar risers, wood handrail to match floors and black metal balusters (or partial height drywall in lieu of railing per plan)
- Ventilated wire shelving in all closets except Primary Closet
- MDF shelving in Primary Closet
- Solid wood baseboards and door/window casings
- Sherwin Williams Duration paint with colors to be selected
- Quartz Kitchen countertops
- Upgraded cabinetry throughout with 42" wall cabinets in Kitchen, soft close doors/drawers, dovetail drawer boxes and plywood construction
- Kitchen island with overhang for counter seating
- Oversized Kitchen sink by Blanco
- Stainless steel Kitchen appliances by GE Cafe. Gas range, fridge/freezer, dishwasher and microwave included.
- Quartz countertops at all Bathroom vanities
- Plumbing fixtures by Delta and Kohler throughout house
- Tile floor and tub/shower surrounds in all Bathrooms. Tile to go to ceiling
- Tile backsplash in Kitchen
- Solid core shaker or colonial style interior doors by Masonite
- Kwikset lever or knob style door handles
- Architectural coffer ceiling feature in Dining Room/Den
- Custom built-in with bench and storage at Mudroom
- Smooth stucco fireplace surround/mantle and range hood to match

Final selection costs are subject to change based on Buyer's selections made with our in house design team, as compared to Allowances included in the cost of the home.

### Process:

- Work with our in house interior designer and architect to customize all finish selections
- Scheduled meeting/walk thru with your design-build team including but not limited to:
  - Pre-construction/Selections meetings
  - Electrical walkthrough
  - Pre-drywall walkthrough
  - Pre-closing home orientation
- Weekly updates and progress photos/videos thru the Homeowner Portal on our cloud based Buildertrend App
- 1 year Builder's Warranty with scheduled check-ins:
  - 2 Month check-in
  - 10 Month check-in
- 10 year third party insured/bonded structural warranty thru Maverick Warranties