

FOUNDATION:

- 10" cast-in-place concrete foundation frost walls with continuous 24" footing, 12" cast-in-place wall separating the 2 homes
- 2" ridged insulation on concrete walls
- Interior and exterior perimeter foundation drains
- Floor is 4" concrete slab with vapor barrier and perimeter ridged insulation

FRAMING:

- 2"x6" framing 16" on center in most locations
- 2nd Floor and roof are engineered I-joist and truss systems
- Zip System on exterior walls and roof sheathing
- Ice/Water Shield underlayment at all hips, valleys, dormers, rakes and eaves
- Roof: 30 yr. architectural asphalt roof shingles
- AdvanTech ¾" tongue and groove floor sheathing glued and nailed
- Independent 2-hour fire-rated wall and floor framing between homes, noise and vibration dampening shaft liner system

EXTERIOR:

- 36" Insulated front door w/ 12" sidelights and decorative transom
- Rear wall LED lanterns
- Two exterior frost-free hose bibs
- Two exterior electrical GFI outlets
- Low maintenance cedar shake, board/batten, and clapboard siding (see marketing plan)
- Exterior trim: Fascia, rake boards, and corners in white PVC, vinyl or white aluminum
- Soffits in white vinyl on eaves and front porch
- Aluminum gutters and driplines leading to infiltration systems per plan
- Main entrance way with columns and pavers
- Rear patio pavers per marketing plans
- Privacy panel along adjoining walls between units at the rear of the building on the living level
- Porous paver driveway
- Walkway pavers from driveway to front door entrance
- White tilt-in, double hung, low E insulated double pane w/argon gas filled between panes, captured grilles, vinyl frame and full screens for operable windows

UNFINISHED BONUS / STORAGE ROOM

- Stairwell from 1st floor to attic primed sheetrock walls, no trim (Coolidge only)
- Wood handrail (Coolidge only)
- Storage areas to be heated and cooled as conditioned space

WALLS/TRIM/DOORS:

- ½" drywall w/smooth finish and 5/8" drywall on ceilings
- 7'-0" two panel solid-core doors w/brushed chrome levers on 1st floor and 6'-8" on 2nd floor
- Garage 5/8" fire code drywall w/smooth finish
- Walls painted w/1 primer and 2 finish coats. Choice of Benjamin Moore matte finish paint
- Ceilings are smooth finish and painted white
- Trim painted w/1 primer and 2 coats semi-gloss latex
- 10' Ceilings – First floor (various utility ceilings)
- 8' Ceilings – Second floor (Essex only)
- All doors, windows & cased openings in living areas are trimmed w/full sills, 3 ½" Windsor casing. Baseboards are 1 piece 5 ¼"
- Choice of shadow box and chair railing on lower walls or board and batten, w/crown molding in Living and Dining rooms

GARAGE:

- 2-Car interior fully painted – primer and white finished coat
- 2-Remote door openers, main system Wi-Fi connect
- 1-External keypad

LANDSCAPE:

- Foundation plantings – per landscape plans
- Irrigation system per builder's plan
- Grass hydroseed lawn areas in front, rear & sides (where applicable)

Original items replaced / not used are not credited or refunded to Buyer.

Builder reserves the right to substitute products for equal or better quality.

FLOORING:

- Pre-finished engineered flooring in foyer, living, dining, powder room, kitchen and library
- Tile in primary bath, 2nd bath, laundry room per Builder's selection
- Carpet in all bedrooms, bedroom closets, lofts (where applicable)
- Stairway from 1st to 2nd floor (Essex only) – natural red oak treads and handrails w/white semi-gloss risers (per plan marketing plans)

CABINETS & COUNTERTOPS:

- Maple cabinets in Stain Finish for the kitchen, primary bath, and second bath per Builder's selection
- Granite and quartz counters in the kitchen per Builder's selection
- Granite and quartz counters in primary bath and 2nd bath w/white under-mount sinks

ENERGY EFFICIENCY:

- Energy Star features and Home Energy Rating System (HERS) testing criteria
- Forced air, high-efficiency one-zone per finished floor, gas heat, with central air-conditioning.
- Energy recovery ventilation (ERV) unit included.
- Closed-cell insulation throughout the exterior roofline of the home with open cell R-21 exterior walls
- Air barrier on exterior walls
- 1- programmable touchscreen digital thermostat per finished floor space
- R-15 Rockwool insulation in the demising wall and R-13 insulation for sound-damping for bathroom walls

ELECTRICAL:

- 200-amp service
- Each garage bay rough wired for future Level 2 electric vehicle charging (60 amps)
- Hard wired smoke detectors w/battery backup and combination smoke/carbon monoxide detectors per building code
- GFI outlet in garage, kitchen, exterior, and baths
- Slim low profile LED lights – qty. of 13, locations pre-chosen by builder during the electrical review
- Lighting allowance of \$2,000 (Builder's Vendor)
- 4 ethernet homerun outlets (smart home ready CAT-6)

APPLIANCES:

- Kitchen appliance allowance of \$3,000 (refrigerator/freezer supplied and installed by Buyer)
- Washer & electric dryer hook-up w/vent to outside home (washer/dryer supplied and installed by buyer)

PLUMBING:

- PEX plumbing supply lines
- 16-gauge under-mount stainless steel single bowl sink in kitchen
- Single-lever chrome faucet w/spray head in kitchen
- Water supply for the ice maker
- Elongated comfort height toilets
- Primary bath: Tiled shower, size per marketing plans, w/zero threshold and frameless glass shower door
- Bath #2: 5' fiberglass tub /shower combination
- 8" spread faucets in all bathrooms
- Pedestal sink in the powder room
- Home fire suppression system
- Tankless water heater, Wi-Fi controlled

MISC.:

- 36" Direct-vent zero clearance gas fireplace
- Painted fireplace mantle w/stone surround per Builder's selection
- Frameless mirrors, towel rod, robe hook and toilet paper holder
- Ventilated shelving in all closets and above washer/dryer location

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