



Foundation	Block foundation with parge coated painted, with painted hog pin per plan
Exterior	Fiber cement per plan
Windows	Ply-Gem with SDI and Low-E plus Argon gas
Roofing	30 year architectural with metal accents per plan
Exterior doors	Front door: Andalusia Mahogany 6 lite per plan with beveled glass Rear door: 12/0x8/0 bi-parting slider by window Other secondary doors: smooth fiberglass
Framing	2x4 and 2x6 framing per plan, 3/4" advantech or LP Legacy subfloor glued nailed and screwed, 7/16" osb on exterior walls and roof, roof system stick built engineering, Tyvek housewrap, elephant skin as roofing underlayment
Insulation	Spray foam exterior walls and attic, R-30 in crawl space with 6 mm vapor barrier
Columns	10" treated and painted per plan
Exterior Steps	Brick
Porch Rail	None
Handrail	Wrought Iron
Exterior Paint	1 trim color and 1 body color and one ceiling color
Interior Trim	1x8 baseboard, 5" cove crown, 1x4 casing with 1x6 and top and bottom caps Shiplap in foyer niche, shiplap on the entire fireplace wall, Board and batton on bed wall of master, shiplap on window wall of study, tray ceiling in great room and kitchen, Level 1 beams in ceiling of great room and kitchen, board and batton on stairway wall, solid core doors on powder, master, pantry, laundry, clear glass door on study doors
Fireplace	42" Kozy Heat Nordik with slate surround and level 1 timber mantle
Hardwood Flooring	Level 2 hardwood in foyer, study, powder, halls, master, great room, kitchen, mudroom, pantry, master closet, flex room

Carpet	Level 3 with 8 pound pad in bedroom 2 and 3
Tile	Level 2 tile in bath 2, level 2 tiled walls in bath 2 tub to ceiling
	level 3 tile master bath and master shower walls to ceiling
	level 3 tile in laundry
	level 3 tile backsplash in kitchen and bar
Cabinets	All cabinets to have soft close doors and drawers
	level 2 cabinets painted in kitchen, master bath, powder, wet bar
	Level 1 cabinets painted in laundry and bath 2
	Mud Room bench and hooks built with mdf and field painted
Countertops	Level 3 Meritus stone in kitchen and master bath and powder room and bar
	Level 1 Meritus stone in laundry and bath 2
Sinks	All baths to have undermount rectangular sink
	Porcelain undermount farmhouse sink in kitchen
	undermount porcelain sink to match kitchen at bar
	Kohler R2882-0 undermount sink in laundry
Toilets	Gerber comfort height in master, powder and bath 2
Plumbing fixtures	Moen Gibson in 8" spread in all baths
	Moen sleek in kitchen in black
	Moen sleek at bar in black
	Moen arbor in laundry in chrome
	Moen Gibson in master shower with handheld and 8" shower head
	Moen Gibson in bath 2 shower with 8" shower head
	Rinnai tankless with recirc loop
	Kohler 6' tub in bath 2
Closet/Pantry shelving	\$12,500 allowance
Lighting	55 recessed cans, \$12,000 lighting allowance, tape light in kitchen, hidden receptacles, 1 floor outlet
Appliances	48" duel fuel range by KitchenAid
	36" side by side counter depth fridge by KitchenAid
	Stainless dishwasher 49 decibels by KitchenAid
	KitchenAid icemaker at bar
	KitchenAid drawer microwave
	Insinkerator Evolution septic assist 3/4 hp
Shower Door	Frameless glass door on master shower

Rear Porch	Stained concrete floor and pine 1x6 tongue and groove ceiling painted, screen by screen Eze,
Front Porch	5/4" x 6" treated decking stained, ceiling will be 4x8 sheets of beadboard painted with batton strips
Garage Doors	Clopay insulated per plan with lift master opener model 87504-267MC
Interior Paint	2 wall colors in flat, 1 ceiling color in flat, 1 trim color in semi gloss
HVAC	Lennox heat pump with one zone in master and another zone in main area and another zone in second floor
Propane	by buyer
Landscaping	\$50,000 landscape allowance, this includes landscape lighting
Flatwork	\$22,241 allowance
Septic	included
Extras	Hurricane fabric
	10 year structural warranty by PWSC
	100% Energy Star Certified home