

Adams Estates – Standard Selections

Exterior Finishes

- ❖ **Garage Door** – Amarr® – Hillcrest 1000 w/ Hardware & Glass in Top Panel
- ❖ **Foundation** – Brick Crawl Space
- ❖ **Deck** – Treated Deck (Size Per Plan)
- ❖ **Roofing** – GAF Timberline® – 30 Year – Architectural
- ❖ **Windows** – Pella-Encompass – Single Hung Vinyl
- ❖ **Stone Veneer** – Centurion Stone® – Choice of Style/Color (Per Plan)
- ❖ **Board & Batten** – Fiber Cement
- ❖ **Shakes** – Fiber Cement
- ❖ **Shutters** – Vinyl
- ❖ **Porch Ceilings** – Vinyl
- ❖ **Soffits** – Vinyl
- ❖ **Garage Door Trim & Front Porch Beam** – Composite Wrap
- ❖ **Front Door** – Southwood – Mahogany – Andalucia

Plumbing

- ❖ **Lavatory Fixtures** – Moen® – Eva or Brantford – Chrome
- ❖ **Kitchen Sink Fixture** – Moen® – Brantford 7581C – Chrome
- ❖ **Tub/Shower Fixture** – Moen® – Eva or Brantford – Chrome
- ❖ **Garden Tub Fixture** – Moen® – Eva or Brantford – Chrome
- ❖ **Hot Water Heater** – American® 50 Gallon Gas Direct Vent
- ❖ **Water Closets** – Mansfield® – Elongated Standard Height – White
- ❖ **Water Lines** – Pex Water Lines
- ❖ **Kitchen Sink** – 18 Gauge Stainless Steel w/ Choice of: 50/50 Two Bowl or 60/40 Two Bowl
- ❖ **Master Bathroom Shower** – Tiled Floors w/ LVL 1 Ceramic Tile Walls w/Niche
- ❖ **Master Bathroom** – Garden Tub – Fiberglass Slide-In w/ Apron
- ❖ **Guest Bath Tub/Shower** – 1 Piece Fiberglass

Heating & Air Conditioning

- ❖ **Gas Furnace** – Trane® 80% Gas
- ❖ **Air Conditioning Unit** – Trane® XR16
- ❖ **Thermostat** – Honeywell® Digital
- ❖ **Ductwork** – Sealed & Tested for Leaks



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Electrical/Lighting

- ❖ **Light Fixtures** – Allowance of \$4000
- ❖ **Kitchen Island Pendants** – (2) Per Selected Package
- ❖ **Switch & Outlet Covers** – Standard – White
- ❖ **Cable Outlets** – (2) Total Per Buyer Selects
- ❖ **Ceiling Fans** – Great Room, Master Bedroom, & Loft/ Bonus
- ❖ **Ceiling Fan Prewires** – Bedrooms
- ❖ **Flood Lights** – (2) Total Per Buyer Selects
- ❖ **Can Lights** – Kitchen Ceiling, Over Tubs/Showers as Necessary
- ❖ **Wall Conduit** – Installed over Fireplace to Run AV Cables in Wall

Interior Finishes

- ❖ **Interior Doors** – REEB - MDF Doors w/ choice of Style: Princeton, Camden, Avalon, Bristol, Bostonian, Santa Fe, or Continental
- ❖ **Interior Door Hardware** – Better Home Products® – Noe Valley – Brushed Nickel
- ❖ **Front Door Handle Set** – Better Home Products® – Van Ness – Brushed Nickel
- ❖ **Cabinets (Kitchen, Baths, & Laundry)** – Level 1
- ❖ **Cabinet Hardware** – Richelieu Board – Any Selection
- ❖ **Kitchen Countertops** – Granite LVL 1 - 50/50 or 60/40 Undermount Stainless Steel Sink
- ❖ **Vanity Bathroom Tops** – 1.5 CM Craven White Quartz w/ 4" Splashes w/ Oval Sink Bowl
- ❖ **Shower Doors** – Heavy Glass - Full Frameless – Brushed Nickel or Chrome – Clear Glass
- ❖ **Bath Accessories** – Better Home Products® – Miraloma Park – Brushed Nickel
- ❖ **Full Bath Mirrors** - 1/4" Plate Mirrors w/ Mirror Frames
- ❖ **Powder Room Mirror** - Hanging Decorative Frame
- ❖ **Fireplace Mantle** – Richland
- ❖ **Raised Fireplace Surround** – Slate
- ❖ **Gas Log Set** – Heatilator - Caliber 36
- ❖ **Ceiling Paint** – Sherwin Williams® – Bright Ceiling White Flat
- ❖ **Wall Paint** – Sherwin Williams® – Flat w/Choice of Arden Approved Color
- ❖ **Trim Paint** – Sherwin Williams® – White Semi-Gloss
- ❖ **Closet Shelving** – Ventilated White Wire w/ White Laminate in Pantry & Master Bedroom Closet(s)



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- ❖ **Baseboard** – 5 1/4" Speed Base
- ❖ **Door Casing** – 3 1/4" SM445
- ❖ **Window Trim** – Stool on Bottom, Drywall Returns w/Casing
- ❖ **Crown Molding** – 5 1/4" – Downstairs and in Master Bedroom
- ❖ **Dining Room Trim** - Chair Rail & Backer
- ❖ **Stairs** - Open Stained Red Oak Trends w/ Painted Pine Risers
- ❖ **Stairwell Pickets** - Wood Square Balusters
- ❖ **Drywall Corners** - Bullnosed
- ❖ **Kitchen Backsplash** - Subway Tile

Floor Coverings

- ❖ **Hardwood (Foyer, Great Room, Kitchen, Dining, Breakfast, Powder, Master Bedroom, Study)** – 3 1/4" Red Oak Sand & Finish
- ❖ **Ceramic Tile (Baths, Laundry)** – Level 1
- ❖ **Carpet (Guest Bedrooms, Upstairs Hallway, Loft, Bonus)** – Mohawk – Welcomed Reward – Level 1
- ❖ **Carpet Pad** – 5 lb.

Appliances

- ❖ **Appliance Package** - Frigidaire - Pro
- ❖ **Dishwasher** – FPID2498SF
- ❖ **Slide In Gas Range** - FFPGF3077QF
- ❖ **Over-the-Range Microwave** – FFPBM3077RF
- ❖ **Disposal** – Badger 1/2 HP

“Behind The Walls”

- ❖ **Wall Framing** – Primary 2x4 Walls – 2x6 Where Specified on Plans – *16" on Center
- ❖ **Floor Joists** – Engineered Wood I-Joists
- ❖ **Insulation** – *Batt Insulation in Walls, *Blown Fiber Glass in Ceilings, *Caulked Studs & Electrical Boxes
- ❖ **Roof Trusses** – Engineered Pre-Fabricated Wood Trusses
- ❖ **Dry Wall** – *1/2" on Walls and Ceilings, *5/8" Fire Rated on Garage Ceilings, *1/2" Mold Resistant Around Tubs in Bathrooms

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