

Springvale Hill – Standard

Exterior Finishes

- ❖ Foundation - Monoslab
- ❖ Siding - James Hardie ColorPlus Fiber Cement
- ❖ Board & Batten & Smooth Board Siding - James Hardie ColorPlus Fiber Cement
- ❖ Shakes - Vinyl
- ❖ Soffits - Double 5" Vinyl
- ❖ Fascia - Aluminum Wrap
- ❖ Porch Beams - James Hardie Trim
- ❖ Corner & Frieze Boards - James Hardie Trim
- ❖ Shutters - Vinyl - Per Plan
- ❖ Gable Brackets & Accents - Fypon or Synthetic Equivalent - Per Plan
- ❖ Porch Ceilings - Double 5" Vinyl Soffit
- ❖ Roofing - GAF Timberline 30 Year - Architectural - Choice of Color: Charcoal, Weathered Wood, or Pewter Gray

- ❖ Windows - White - Vinyl Single Hung - GBG (Per Plan)
- ❖ Exterior Window Trim - Front of House Only (Per Plan)
- ❖ Exterior Doors - Front Doors - 6 Panel - Smooth Fiberglass, Patio Doors - Smooth Fiberglass (Per Plan), Sliding Glass Doors - Vinyl (Per Plan), Garage Service Doors - Steel (w/ Optional Detached Garage)

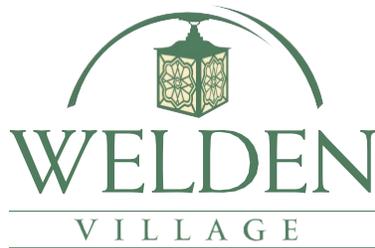
- ❖ Garage Door - Amarr - Hillcrest 1000 w/ Blue Ridge Hardware (w/ Optional Detached Garage)
- ❖ Concrete Flatwork (Sidewalks, Driveway) - Concrete (Brushed Finish)
- ❖ Concrete Patio - Size Per Plan (Brushed Finish)
- ❖ Landscaping - Plant Package w/ Needles, Full Sod Front Yard, Seed & Straw Sides and Rear Yard

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
- ❖ Water Heater - 50 Gallon Electric - Lowboy Model (Per Plan)
- ❖ Pedestal Sink (Per Plan) - Gerber - Logan Square (22-555)
- ❖ Water Closets - Elongated Standard Height - White
- ❖ Water Lines - Pex Water Lines
- ❖ Exterior Hose Bibs - (2) Frost-free Hose Bibs
- ❖ Kitchen Sink - 18 Gauge Stainless Steel Undermount w/ Choice of: 50/50 Two Bowl or 60/40 Two Bowl

- ❖ Master Shower - 1 Piece Fiberglass Shower Unit
- ❖ Secondary Bathroom Shower Tub/Shower - 1 Piece Fiberglass





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Heating & Air Conditioning

- ❖ Gas Furnace - Trane® 80% Gas
- ❖ Air Conditioning Unit - Trane®
- ❖ Thermostat - Honeywell® Digital
- ❖ Ductwork - Sealed & Tested

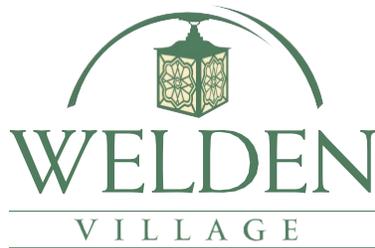
Electrical/Lighting

- ❖ Interior Light Fixtures - Progress Lighting® - Replay Package
- ❖ Exterior Light Fixtures - Progress Lighting® - Westport Series
- ❖ Switch & Outlet Covers - Standard - White - No Dimmers
- ❖ Cable Outlets - 1 in Great Room, 1 in Master Bedroom, and 1 in Loft/Bonus
- ❖ Great Room Ceiling Fan - Progress® Lighting - Airpro Ceiling Fan
- ❖ Loft/Bonus/Master Bedroom Ceiling Fans - Progress® Lighting - Airpro Ceiling Fan
- ❖ Porch Ceiling Fan - Progress® Lighting - 5HV052 (w/ Optional Screen Porch Only)
- ❖ Ceiling Fan Prewires - In Secondary Bedrooms
- ❖ LED Flush Mount - 3-5 in Kitchen Ceiling - Over Tubs/Showers as Necessary
- ❖ Wall Conduit - Installed Over Fireplace to Run AV Cables in Wall (w/ Optional Fireplace Only)

Interior Finishes

- ❖ Interior Doors - Choice of Door Style - Hollow Core
- ❖ Interior Door Hardware - Better Home Products - Noe Valley - Brushed Nickel
- ❖ Front Door Hardware - Better Home Products - Noe Valley - Brushed Nickel
- ❖ Cabinets (Kitchen & Baths) - Level 1 - Stained Finish - Staggered w/ 3" Crown Molding
- ❖ Kitchen Cabinet Uppers - Staggered Layout per Plan
- ❖ Granite Kitchen Countertops - Granite - Level 1
- ❖ Vanity Bathroom Tops - 1.5 CM Craven White Quartz w/ 4" Splashes w/ Oval Sink Bowls
- ❖ Standard Countertop Edge Profile - Pencil Edge
- ❖ Shower Doors (Only Master Bathroom) - Full Frame - Brushed Nickel - Clear Glass
- ❖ Bath Accessories - Better Home Products - Miraloma Park - Brushed Nickel
- ❖ Wall Paint - Sherwin Williams Flat w/ Choice of one Arden Approved Color
- ❖ Ceiling Paint - Sherwin Williams - Bright Ceiling White Flat
- ❖ Trim Paint - Sherwin Williams - Semi-Gloss - Extra White
- ❖ Closet Shelving - Ventilated White Wire
- ❖ Kitchen Backsplash - Level 1 Subway Tile





Springvale Hill – Standard Selections

Trim Package

- ❖ Baseboard - 4 1/4" MDF Base
- ❖ Door Casing - 2 1/4" 356
- ❖ Window Trim - Stool on Bottom w/ Drywall Returns w/ 356 Casing
- ❖ Crown Molding - 3 5/8" #49 (Main Living Areas Only)
- ❖ Stairwell - Carpeted Pine Box

Floor Coverings

- ❖ Engineered Hardwood (Foyer, Great Room, Kitchen, Dining, Breakfast, Powder, Office) - Mohawk Level 1 - Weatherby Birch 5"
- ❖ Vinyl (Baths, Laundry) - Level 1
- ❖ Carpet (Bedrooms, Stairs, Hallway, Loft, & Study) - Mohawk - Level 1 - Welcomed Reward
- ❖ Carpet Pad - 5 lb.

Appliances

- ❖ Dishwasher - G.E. - GDF550PSRSS
- ❖ Disposal (1/3 HP) - G.E. - GFC525N
- ❖ Microwave - G.E. - JVM6175SKSS
- ❖ Range - G.E. - JB655SKSS

"Behind The Walls"

- ❖ Wall Framing - Primary 2x4 Walls - 2x6 Where Specified on Plans *16 in. on Center
- ❖ Floor Joists - Engineered Wood I-Joists
- ❖ Insulation - *Batt in Walls, *Blown Fiberglass in Ceilings, *Caulked Studs & Electrical Boxes
- ❖ Roof Trusses - Engineered Pre-Fabricated Wood Trusses
- ❖ House Wrap - Barricade

FIREPLACES ARE OPTIONAL

12-1-2023

