



Southgreen – Standard Selections

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 & Garage Door Trim** - Aluminum Wrap
- ❖ **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 - Architectural - Choice of Color: Charcoal, Weathered Wood, or Pewter Gray
- ❖ **Windows** - White - Single Hung - GBG
- ❖ **Exterior Window Trim** - Front of House Only (Per Plan)
- ❖ **Exterior Doors** - Front Doors - 6 Panel - Smooth Fiberglass - Patio Doors - Smooth Fiberglass (Per Plan) *Optional Garage Service Door - Steel
- ❖ **Garage Door** - Amarr - Hillcrest 1000 w/ Blue Ridge Hardware
- ❖ **Concrete Flatwork (Sidewalks, Driveway)** - Concrete (Brushed Finish)
- ❖ **Concrete Patio** - Size Per Plan
- ❖ **Landscaping** - Package 1 on Front Load Garage Plans - Package 1 w/ Full Sod on Alley Fed Garage Plans

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** – 50 Gallon Gas Direct Vent or Electric (Per Plan)
- ❖ **Pedestal Sink (Per Plan)** - Gerber - Logan Square (22-555)
- ❖ **Water Closets** – Elongated Standard Height – White
- ❖ **Water Lines** – Pex Water Lines
- ❖ **Kitchen Sink** – 18 Gauge Stainless Steel Undermount w/ Choice of: 50/50 Two Bowl or 60/40 Two Bowl
- ❖ **Master Bathroom Shower** – Fiberglass Pan w/ LVL 1 Ceramic Tile Walls w/ Single Shampoo Niche. Shower Size Per Plan
- ❖ **Tub/Shower** – 1 Piece Fiberglass
- ❖ **Garden Tub** - 60"x42" - Fiberglass





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Heating & Air Conditioning

- ❖ **Gas Furnace** – Trane® 80% Gas
- ❖ **Air Conditioning Unit** – Trane® XR16 - 16 Seer
- ❖ **Thermostat** – Honeywell® Digital
- ❖ **Ductwork** – Sealed & Tested

Electrical/Lighting

- ❖ **Interior Light Fixtures** – Progress Lighting® – Madison 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 – Aipro Ceiling Fan
- ❖ **Loft/Bonus/Master Bedroom Ceiling Fans** – Progress® Lighting – Aipro Ceiling Fan
- ❖ **Ceiling Fan Prewires** – In Bedrooms & Covered/Screen Porches
- ❖ **Recessed Can Lights** – 3-5 in Kitchen Ceiling, Over Tubs/Showers as Necessary
- ❖ **Wall Conduit** – Installed Over Fireplace to Run AV Cables in Wall

Interior Finishes

- ❖ **Interior Doors** – Choice of Door Style – Hollow Core
- ❖ **Interior Door Hardware** – Better Home Products – Noe Valley – Brushed Nickel
- ❖ **Front Door Handle Set** – Better Home Products – Van Ness – Brushed Nickel
- ❖ **Cabinets (Kitchen & Baths)** – Level 1 – Stained Finish
- ❖ **Kitchen Cabinet Uppers** – Staggered 36/42
- ❖ **Granite Kitchen Countertops** – Granite – Level 1
- ❖ **Vanity Bathroom Tops** – Quartz – Silestone – Blanco Matrix 1.2 cm – w/ Undermount White Porcelain Sink Bowls (Rectangular or Oval)
- ❖ **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 1 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** – LVL 1 Subway Tile





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Trim Package

- ❖ **Baseboard** - 5 1/4" MDF Speed Base
- ❖ **Door Casing** - 3 1/4" 445
- ❖ **Window Trim** - Stool on Bottom w/ Drywall Returns & 445 Casing
- ❖ **Crown Molding** - 3 5/8" #49 (Main Living Areas Only)
- ❖ **Stairwell** - Carpeted Pine Box
- ❖ **Newel Posts** - F4175
- ❖ **Handrail** - 6010 Red Oak
- ❖ **Balusters** - 1 1/4" Painted Wood Square

Floor Coverings

- ❖ **Engineered Hardwood (Foyer, Great Room, Kitchen, Dining, Breakfast, Powder)** - Mohawk LVL 1 - Weatherby Birch 5"
- ❖ **Ceramic Tile (Baths, Laundry, & Mud Room)** * Straight or Running Bond Pattern - Daltile LVL 1
- ❖ **Carpet (Bedrooms, Stairs, Hallway, Loft, & Study)** - Mohawk - LVL 1 - Welcomed Reward
- ❖ **Carpet Pad** - 5.5 lb.

Appliances

- ❖ **Appliance Package** - G.E. - Upscales 1 Stainless Steel
- ❖ **Dishwasher** - G.E. - GDF530PS
- ❖ **Disposal** (1/3 HP) - G.E. - GFC525
- ❖ **Microwave** - G.E. - JVM6175S
- ❖ **Range** - G.E. - JB655S

"Behind The Walls"

- ❖ **Wall Framing** - Primary 2x4 Walls - 2x6 Where Specified on Plans *16 on Center
- ❖ **Floor Joists** - Engineered Wood I-Joists
- ❖ **Insulation** - *Bath in Walls, *Blown Fiber Glass in Ceilings, *Caulked Studs & Electrical Boxes
- ❖ **Roof Trusses** - Engineered Pre-Fabricated Wood Trusses
- ❖ **House Wrap** - Barricade
- ❖ **2nd Floor Subfloor** - Huber Blue Edge

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