

Trademark Custom Homes
Included Black Label Features

SLAB	Post Tension, 3,500 Average PSI Concrete
FLATWORK	2,500 PSI, Brushed drive 1,200 Sq./Ft Allowance AC Pads to be Provided by HVAC Company
FRAMING	Sole Plate: Treated 2x on Slab Top Plates, Roof Bracing, Blocking - #3 Utility Kiln Dried SPY, DF, SPPF Species Studs: Finger Jointed SPF/ SYP / DF Headers: Dimensional / SS GLB Column / Post(s): Smart Trim w/Base Interior Walls: 2x4 Finger-Joint Studs 16" OC., U.N.O. Exterior Walls: 2x4 Finger-Joint Studs 16" O.C., U.N.O. Wall Sheathing: 7/16" OSB Zip System Ceiling Joists: 2x Spanned PER 2006 IRC @ 24" O.C. Hot Walls: T-Ply at Interior Wall Surface Common to Unconditioned Spaces Rafters: 2x6 @ 24" O.C. Roof Framed for: Composition Shingle Roof Decking: 7/16" OSB * Tec Shield Fascia: 3/4 x6" LP Smart Trim -Rev. Fiber TXT Soffit: 1/4"TXT. Fiber Cement TXT Window Flashing: Caulk / Corner Guard with Taped Sill / Tape Over Flange Outdoor Living Ceiling: 4x8 Hardy-Soffit with 1x2 Seaming
TERMITE PRETREATMENT	Frame Treatment per City/State Requirements (Varies Per City)
ROOFING	Tamko, Atlas, GAF, 30 Year Architectural Shingle 30# Felt in Valleys / 15# Felt Underlayment Roofer to Install all Brick Flashing as Required
GUTTERS	Gutters with Downspouts and Splash Blocks per Plan
WINDOWS	Premium Legacy Vinyl Windows Color: White, Tan, or Clay Legacy Windows Adhere to Energy Star Requirements to Meet or Exceed U-Factors Master Bath Privacy Glass Selections
MASONRY	80% Brick 20% Stone Acme Brick \$350 per 1,000 Stone \$150 per Ton Buff Mortar, Clean Tooled Mortar Joint Cast Stone Address Plaque
FIREPLACE	Superior Brand Fireplaces Interior: Firebox: 42" FMI model, Metal Box and 16' Flue Choice of Painted Custom Trim Mantle or Rough-Cut Cedar Mantle Exterior Chimney - Hardy Board Material Chimney Caps - Standard Jagger Cap Hearth: Match Exterior Stone Choice Mantel - Decorative Knotty Alder

INSULATION	<p>Flat Ceilings – Blown Cellulose R40 Exterior Walls – Blown Cellulose R13 Sloped Ceilings Blown Cellulose or Fiberglass Batts where Required Two-Stage Poly Seal where Required per Code Bath Walls, Master Walls & Subfloor – None Moisture Barrier/ House Wrap: Zip Sheathing</p>
EXTERIOR DOORS	<p>All Doors to be Installed by Door Supplier with Jamb Saver Sills/Pans Front Door – \$1,500 Allowance- Materials and Labor Exterior to Patio – Single Door 8’ Fiberglass Clear Lite (No Dividers) Garage Overhead - Up to 20 Cedar Style Garage Door Selections</p>
SHEETROCK	<p>½” Sheetrock – Walls and Ceilings with Rounded Corners, Windows and Doors: Square Corners (for Shutter Installation) Medium Splatter Drag Texture on Walls & Ceilings Hardy Backer – Tub and Shower Walls Garages – Sheet Rocked, Textured and Painted</p>
CABINETS	<p>Per Plan Locations and as Specified Herein Paint Grade Poplar, Red Oak or Knotty Alder Wood Doors – Flat Panel Raised Panel, Square Top MDF or Solid Wood Boxes at Builder’s Discretion Standard 42” Upper Cabinets</p>
CABINETS (cont.)	<p>Kitchen Cabinets: Material: Knotty Alder, Red Oak or Paint Grade All Glides in Kitchen – Full extension- Soft Close Corner Posts: None Upper Cabinets height 42” One Trash Drawer Cook Top Hood to Accommodate Range Size and Vent Hood Specifications Island Cabinets per Plan Dimensions No refrigerator Panels Refrigerator Cabinet per Refrigerator Specs</p> <p>Pantry: Standard MDF Shelving – 5 Levels</p> <p>Master Bath Cabinets: Material: Knotty Alder, Red Oak, Poplar or Paint Grade All Cabinets Shaver Height (36” tall) All cabinets with standard 4” Toe Kick Lower Cabinets only</p> <p>Guest Bath Cabinets: Material: Knotty Alder, Red Oak, Poplar or Paint Grade 36” Tall Standard Base Vanities w/ 4” Toe Kick Lower Cabinets only</p> <p>Powder Bath Cabinets: Material: Knotty Alder, Red Oak, Poplar or Paint Grade</p> <p>Utility Cabinets: Material: Knotty Alder, Red Oak, Poplar or Paint Grade All glides – Standard Nylon/Aluminum 36” Upper Cabinets over Lower Cabinets & Freezer Space 36” Lower per Plan w/ 4” Toe Kick</p>

COUNTERTOPS	Kitchen Sink- Under mount \$500 Allowance Kitchen- Granite \$60 Sq./Ft. Allowance- Materials and Labor All other Countertops- \$35 Sq./Ft. Allowance- Materials and Labor Under Mount Porcelain Sinks all Bathrooms
MIRRORS and GLASS	Mirrors 36"-48" at Master Bath (both Vanities) 30"-36" at Secondary's
PLUMBING	All Plumbing to be Low Flow Type, Zurn Pex Plumbing System All Fixtures, Pans, Trims, Valves and Faucets Supplied & Installed by Plumber Master Bath Tub: Royal Bath Drop in- \$650 allowance Exterior Hose Bibs: Up to (4) Locations as Spec'd by Homeowner Natural Gas Locations: Per Plan and Lot
PLUMBING (cont.)	Kitchen Ice Maker Water Line at Refrigerator in Kitchen Disposal: 1/3 HP Badger Dishwasher Connection per Plan Master Bath Master Bath Sink – Under Mount Ceramic Sink; Color: White Roman Tub Faucet – \$450 Allowance Toilet – Elongated, 2-Piece, Comfort Height Shower: Built-Up Mud Pan, with Liner Guest Baths Sink – Under Mount Vanity Faucet Tub – Pro-Flo 5', Steel Tub, Color: White Powder Bath Delta or Moen Faucet Water Heaters –State or Renai, Type –L.P. Gas or Electric
HEAT and	Carrier Electric Heat Pump 14 Seer with Sealed R-6 Ductwork 2 Zones Per Plan
AIR SYSTEMS	4" Media Filters at Attic Units Return Air Jump Ducting at Each Room A/C Contractor to provide Vent Hood Rough & Trim Thermostats – Pro-8000, Programmable Units (#) – Per Plan Calculated Load Requirements Air Exchange System as Needed per HVAC and Insulation Design
ELECTRICAL & LIGHTS	All Electrical Work as Depicted on Plans and Specified Herein Wiring per Code with Standard White Decor Switches and Plugs All Wiring per Plan/Code All Closets and Pantry to be Clear Globe (by Electrician) Master Closets to be Clear Globe (by Electrician) Door Chime Front Exterior Up-Lights (Per Plan)

	<p>All Lighting Locations per Electrical Plan All Recessed Lighting, Florescent, Under Cabinet, Up-Lights, and Flood Lights to be Supplied by Electrician Lighting and Ceiling Fan Allowance Pending Square Footage of Home</p>
SECURITY/ VIDEO	<p>Dual CAT 5 Phone/Data Outlet – Kitchen, Master, Media and Study 5.1 Surround Sound at Media Room (Pre-Wire and Plates Only) TV Jacks w/ Phone Locations: Family Room, All bedrooms, Media, Study, Game & over Fireplace per Plan Security System with Two Keypads Smoke Detectors/Carbon Monoxide Combo Hardwired w/ Battery Back-Up, per Code</p>
INTERIOR TRIM	<p>Baseboards – First Floor: 5.5” Base all Living Areas, Hallways, Bathrooms Door Casing – C322(3-1/2”) throughout Home Crown Molding – Crown 5” profile at Entry, Dining, Study, Master Bedroom, Family, Game, Media Per Plan Hinges – Builder Select to Match Door Hardware Interior Doors – 8’ Solid Core – All bedroom Entry Doors from Hallways, Hollow Core Rest Shelving – 1 X 12/16 PB Shelving Board, No Face Trim Bay Windows/ Window Seats/Window Sills/Art Niche Sills Paint Grade w/ PM6 Master Tub Apron- ¼” MDF with 1x4 Vertical Rails, 1x6 base rail and 1x4 Top Rail with PM6 – Top 1x4 Rail Capped with C-196 for Tile trough out Stained Closet Rods and Painted Shelving, Round Wood/PB Shelving Board, Metal Supports Heavy Duty Attic Pull-Down Stairs, One per Plan Master Closet - Stained Closet Rods and Painted MDF Shelving, Round Wood/PB Shelving Board, Metal Supports and 1 Shoe Tree</p>
WALL & FLOOR TILE	<p>Allowance of \$6.50 sq./ft. Materials and Labor for all Tile Areas</p> <p>Master Bath: Shower Floor: Shower Walls: Tub Deck: Tub Splash: Tub Skirt: None, Trimmed Wood Master Bath:</p>
TILE (cont.)	<p>Guest Baths: Tub Walls: Floors: Powder Bath: Utility Floors: Kitchen Backsplash: Cook Top Backsplash:</p>
PAINT	<p>Walls, Ceilings & Trim – Up to 2 Colors</p>
HARDWARE	<p>Interior –Schlege Choice of Colors Exterior – Schlege Choice of Colors</p>

Bath Hardware to Include:

- One (1) T/P Holder per toilet
- One (1) Towel Ring per Vanity Sink
- One (1) 18" Towel Bar per Vanity Sink
- One (1) Toilet Flush per Toilet

APPLIANCES \$3,500 Allowance

OTHER FLOORING Carpet: \$18.50-Yard Allowance, 8Lb Stain Guard Pad- Locations per Plan
Wood Flooring: Hand Scraped, 2.25" No. 2 Nail Down Oak Flooring Locations per Plan

FENCING None

LANDSCAPE Final grade within 50 Feet of House

MAILBOX Brick Mailbox to Match Community Standard with Cast Stone Address Block

Pricing Excludes the Following: Municipal Building Permits, Impact Fees, Culvert Crossings, Offsite Utilities, Septic, Landscaping, Fencing, Sod, Lot Remediation and Piers if Needed. Builder Reserves the Right to Change Prices, Features and Floorplans. Elevations may Vary, Price Shown Does not include Brick or Stone Detailed Designs.