

Finished Lower Level Specifications

Subject to change without notice

Home Style and Details – Per attached plans

Frame and Insulation

- 2 x 4 interior walls.
- Finished lower level heights are approximately 7'6".
- Exterior walls insulated with 4" fiberglass (R21). Basement ceilings insulated with fiberglass (R30).
- All other frame elements meet or exceed state building codes.

Windows and Door

- **Windows:** Jackson Lumber vinyl windows, Manufacturer Harvey Building Products, 3/4" insulated glass with Low-E Energy Star rated tilt-in windows supplied with screens (excluding non-opening feature windows) and integrated grills (excluding casement windows).
- **Exterior Doors:** Painted Insulated fiberglass. Builder selects exterior color. Interior color is a semi-gloss white.

Interior Woodwork

- 1"x 4" window and door casings and 1" x 6" baseboards in "Cottage Style" finish.
- Casing around concrete-filled steel lally columns.
- Vinyl-coated shelving in all closets if applicable.

Walls and Ceilings

- Drywall, mudded and taped interior ceilings with one coat primer and one coat of builder's choice flat white paint on walls.
 - Additional paint colors or textures are optional and will be quoted upon request. Walls are painted with a flat finish, doors and trim are painted with a semi-gloss finish and ceilings are painted with a flat finish.

Smoke and Carbon Monoxide Detectors

- Installed by builder per code requirements.

Flooring

- Carpet from builder's selection.
- Bathroom, **if applicable**, will be tile from builder's selection.

Plumbing (if applicable)

- Designed in compliance with state and local building codes.
- Faucets are Moen or equivalent from builder's standard selection.



Electrical

- Outlets, switches and lighting provisions are designed to comply with all local and state building codes.
- Switches and outlets are conventional style in white. Alternative switches and outlets are available at an additional cost.

Electrical Detail Provisions

- One phone jacks with Cat 5
- One coax cable outlets
- 4 Interior Recessed lights on one dimmer switch
- Bathroom fan/light (vented to outside) (**if applicable**)
- GFI outlets in all bathrooms (**if applicable**)

Heating and Cooling

- Heating, (**central air if applicable**) supplied off of the main system.

Extra Items

- Any items not included in this agreement and requested after the signing of the Purchase and Sale agreement will be quoted upon request, must be paid in full at the time of order, and are non-refundable.

General

- All materials are supplied by vendors that have been selected by the builder.
- No substitutions of vendors, suppliers or subcontractors are allowed.
- Any manufacturer's rebates will be credited to the builder, not the buyer.

Builder reserves the right to make substitutions on brand names with equivalent product.

Homes under construction, prior to contract, may have had material, selection or plan changes. Any changes made supersede specifications and marketing information.

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