1. Project Information

- **Property Address: 7920 Chelton Road**
- **Start/Completion Dates: April 14th – October 16th (est +/- 1 month)**

2. Exterior Specifications

- **Foundation:** Poured concrete walls, poured concrete slab.
- **Framing/Structure:** 2x6 Exterior Framed Walls, Zipp plywood Sheathing and wrap, Engineered Floor Joists, Engineered Trusses
- **Roofing:** Landmark Architectural Shingle + Metal Standing Seem Roof on porch
- **Siding/Exterior Finish:** Hardie Plank Siding + Hardie Shake Siding at gables (Color TBD).
- **Windows:** Andersen 400 Series Windows & Doors (black exterior / white interior)
- **Garage:** 2 car garage loading off of chase ave, poured concrete driveway
- **Deck:** Timber tech or equal Deck and Railing
- **Landscaping:** Sod entire yard, 3 trees to be planted (species tbd) plantings and mulch beds around foundation

3. Interior Specifications

- **Insulation:**
    - Exterior Walls – R20 Batt Insulation
    - Garage Ceiling R-30 Spray Foam
    - Roof – R49 Blown In Insulation
    - All band boards and corners spray foamed
- **Drywall:** ½" throughout, 5/8" in garage, moisture resistant in bathrooms & basement
- **Millwork/Trim:**
    - First floor + Second floor foyer + Primary Suite
        - Base: 1x8 with shoe mold
        - Casing: Adams casing all windows / doors / cased openings (picture framed)
        - Crown: 4" Cove Crown

    - Basement + Secondary bedrooms
        - Base: 1x6 with shoe mold
        - Casing: Adams casing all windows / doors / cased openings (picture framed)
        - Crown: None
    - Family Room Ceiling Detail
    - Cubbies to be laid out and built in Family Entry room
- **Interior Doors:** 2 panel shaker style doors, black Schlage bowery knobs
- **Flooring:** 4" Engineered white Oak floors throughout first floor / second floor. LVP flooring installed in basement. Porcelain Tile installed in all bathrooms throughout
- **Closet Systems:** Customizable Closet systems through vendor in primary suite. Customizable closet systems with builder in secondary bathrooms
- **Paint:** Sherwin Williams paint throughout, Semi gloss trim, Colors TBD (5-6 max before upcharge for quantity)

4. Kitchen & Bathroom Details

- **Cabinetry:** Welborn (American Made) cabinets in Kitchen & Bathrooms. Hardware to match plumbing fixtures throughout
- **Countertops:** Quartz allowance provided throughout
- **Backsplash:** Porcelain Tile, included in Tile allowance
- **Appliances:**
    - 36" Gas Range – GE Monogram or equal
    - 42" Fridge -- GE Monogram or equal
    - 24" Dishwasher -- GE Monogram or equal
    - 27" Microwave -- GE Monogram or equal
- **Plumbing Fixtures:**
    - Delta Vanity & shower Fixtures Throughout
    - Kohler Elongated toilets in primary + Powder room, Standard in secondary bedrooms

5. Systems (Electrical & HVAC)

- **Heating & Cooling (HVAC):** 2 Zones. Zone 1, basement & First floor. Carrier Gas Furnace 96% and 16 Seer AC unit. Zone 2, second floor, Carrier Gas Furnace 96% and 16 Seer AC unit.
- **Electrical:** 400 Amp New underground service. Car Charger in Garage. Conduit Run to clear area on roof for future solar panels
- **Fireplace:** 1 42" Gas Fireplace, Surround to be Stone with Custom Trim Casing

6. Allowances:

Cabinet Materials: Wellborn shaker style, Bishop Door front. Color TBD. Cabinet in kitchen / butler pantry / bathrooms

Tile Materials: Porcelain tile, natural stones will increase allowance + install cost

Plumbing Fixtures: Delta shower/vanity fixtures

Electrical Fixtures:

Countertops: Quartz throughout

Staircase Handrail: 4" white oak newels, 1 ¼" Square white balusters, white oak handrail

Primary Closet Systems: Closet maid custom designed

Interior Door Hardware: Schlage Bowery Knob

Mirrors: 24"x36" at all bath vanities

Bath Accessories:

Per each bathroom:

- **1 Hand towel holder per sink**
- **1 24" towel bar**
- **1 Toilet Paper holder**
- **2 Robe hooks (PRIMARY ONLY)**

Wallpaper Can be added, but no allowance provided