

NOTE: All Exterior Finishes and Structural components are selected and specified by Douglas Kent Development and are subject to change without notice to buyer/owner.

CONCRETE

1. Foundation Footings and Walls per plan
2. Form-A-Drain footing system
3. 8' basement wall height (nominal)
4. Steel Beams & Columns per plan
5. Interior footings per plan
6. Damp proofing
7. Sealed sump crocks with one sump pump
8. 4" Garage Floors
9. 3" Basement Floors
10. Concrete Stoops and Patios per Plan
11. Concrete Pathway driveway to front door & Public Sidewalks

STRUCTURE

1. Stick framed structure
2. 2x6 Exterior Walls
3. Roof Truss System

EXTERIOR FINISHES

1. Dimensional Asphalt Shingles
2. Gutters & Downspouts Per Plan
3. LP SmartSide®: Siding & Trim Per Plan
4. Brick, Stone, Cedar Per Plan
5. Shutters, Fypons, Specialty Trim Per Plan

WINDOWS

Pella 250 Series
Vinyl Casement Windows & Sliders Per Plan
(No jambs, no hinges)

EXTERIOR & FIRE DOORS

1. Waudena Front & Fire Door 3 Panel Craftsman Steel Doors
2. HAAS 600 Series Garage Doors
 - a. LiftMaster Chain Drive Wi-Fi Opener
 - b. 2 remotes
 - c. 1 wireless keypad

SOUND MITIGATION

Double wall & floor system for all party walls.

Party Wall Construction:

1. 2x4 wall
2. 5/8" drywall
3. 4" mineral wool
4. 1/2" sound board
5. Ceilings have 6" mineral wool
6. 3/4" lightweight concrete

INTERIOR PLUMBING

1. PER CODE PER PLAN
2. Garbage Disposal
3. Water Supply to Refrigerator
4. Sump Pump
5. Bradford White 50 Gallon power vented electric water heater -Model RE250T6
6. Rough-in waste plumbing for Toilet, Shower, and Lavatory in basement
7. Gas Piping to furnace, range, and dryer
8. 2 Exterior Hose Bibs per building
9. Laundry tub in each unit

HVAC

1. Per plan and per code
2. National Comfort Products Comfort Pack U-Series Gas Furnace
3. AC Units mounted on metal brackets attached to foundation
4. Duct Systems including high/low returns
5. Vented Bathroom Fans
6. Vented Range and Microhood
7. Honeywell Programmable Wi-Fi Digital Thermostat

STANDARD ELECTRICAL

1. Per plan and per code
2. 100-amp service
3. 4 – 6” can lights in the Kitchen
4. 2 – Light fixtures over Kitchen Island
5. 1 – Light fixture in the Dining Area
6. 1 – Light fixture in the Laundry Room
7. 1 – Light fixture in Master Closet
8. 4 – 6” Can Lights in Master Bedroom
9. Fan/Light in each bedroom
10. Fan/Light in Living Room
11. 4 – 6” Can Lights in Living Room
12. 1 Vanity Light per Lavatory station
13. 1 – 6” Can Light over Shower or Tub
14. 2 or 3 – 6” Can Lights in Main Hallway
15. 1 – Light fixture at front door entry
16. 1 – Light fixture per Porch
17. 1 or 2 – Light fixture(s) per exterior entry
18. 2 – Keyless light fixtures in Garage
19. 7 – Keyless light fixtures in the Basement
20. 1 – Developer Selected light fixture on Garage with photo eye and no switch

INSULATION

1. Per plan and per code
2. Fully Insulated Garage
3. Foamed box sills for maximum energy efficiency

DRYWALL

1. Per code and per plan
2. Orange Peel Texture Finish
3. Square Corners
4. Garage drywalled and textured

STANDARD PLUMBING FIXTURES PER PLAN

1. Kitchen Faucet / Kohler / Simplice Semi-Pro in Matte Black / K-22033-BL
2. Kitchen Sink / Stainless Steel/ Undermount/ Single Bowl
3. Lavatory Faucet / Kohler / VENZA in Polished Chrome / K-28126-4-CP

4. Master Bathroom Shower / Traverse Shower Module in White / 72530100-0
5. Master Bath Shower Trim / Kohler / VENZA in Polished Chrome / K-TS28128-4G-CP
6. Guest Bathtub with acrylic surround / Traverse Module in White / 71520120
7. Guest Bath Trim / Kohler / Alteo in Polished Chrome / K-TS28127-4G-CP
8. Toilet / Windham Luxury Height in White / 402325-0 with Kohler Cachet Close Seat in White / K4636-0

Bathroom Accessories**Each Full Size Bathroom includes**

1. 1 – 24” Kohler Alteo Towel Bar in Polished Chrome / K-37051-CP
2. 1 – Kohler Alteo Towel Ring in Polished Chrome / K-37057-CP
3. 1 – Kohler Alteo Robe Hook in Polished Chrome / K-37055-CCP
4. 1 – Kohler Alteo Horizontal Toilet Tissue Holder in Chrome / K-37054-CP

STANDARD APPLIANCE PACKAGE

1. GE Side by Side w/ice & water in Door Refrigerator / Stainless Steel Finish / GFE26JYMFS
2. GE Self Cleaning Gas Range in Stainless Steel with Black Porcelain Cooktop / JGBS66REKSS
3. GE Over the Range Microwave in Stainless Steel / JVM6175SKSS
4. GE Dishwasher in Stainless Steel with Black Trim / GDT650SYVFS
5. GE Washer in White/ GFW550SSNWW
6. GE Dryer in White/ GFD55GSSNWW

STANDARD COUNTERTOPS

1. Kitchens, Laundry & Baths: Sunrise Quartz with 3” backsplashes and eased edge treatment
2. Kitchen Perimeter: No Quartz backsplash

STANDARD CABINETRY

Chicago Cabinets in Craftsman Door Style,
 Birch Species
 Colors vary per unit style

STANDARD MILLWORK

1. Painted 3-1/2" Rounded Edge Casing
2. Painted 5-1/4" Rounded Edge Base
3. Painted Shoe moulding applied to hard surface areas
4. Windows are finished with drywall returns/jambes and sill plate on bottom
5. Painted Solid Core Molded Doors
6. Schlage Accent Interior Door hardware in Matte Black

STANDARD PAINT

1. One coat primer
2. One coat finish
3. One color throughout
4. Garage interiors painted

STANDARD FLOORING & TILE

Waterproof Vinyl Plank Flooring:

Vinyl Plank Locations

Entry
 Hallways
 Kitchen
 Living Room
 Dining Room
 Master Bathroom
 Guest Bathroom
 Laundry Room

Broadcast Dreamweaver Carpet:

Carpet Locations

Master Bedroom
 Guest Bedrooms
 2nd Floor Stairs
 Bonus Rooms

Subway Tile Backsplash: Kitchen Perimeter

NOTE:

1. From time to time, certain specified materials are unavailable or discontinued by manufacturer. In these instances, Douglas Kent Development, Inc. ("Builder") have the duty and the right to substitute with a comparable quality item. Builder will make every effort to communicate any unexpected changes to specified items with Buyer and offer Buyer options on comparable items. If the Buyer is unavailable or unwilling to decide on comparable items in a timely manner, builder retains the right to substitute comparable item at their discretion.
2. All materials and labor will be provided through the Builder or the Builder's sub-contractors ONLY. No exceptions.

 Buyer

 Date

 Buyer

 Date