

Building Specs- The Villas

Foundation

- True 8 foot poured concrete walls 8" thick
- Form-a-Drain interior/exterior drain tile
- Sealed sump pump crotch, sump pump
- Tuff-n-Dry H* Waterproofing /1" foam with 15-year warranty
- Foundation coating to cover foam

HVAC

- Weather King Furnace 92% efficiency
- Rheem 40 Gallon water heater
- 1.3 Sone bath fans
- Direct vent microwave hood to exterior.
- Nest Thermostat

Insulation

- R19 Fiberglass Batt walls
- R 13 batt plus 1" foam (R5) LL walls

Electrical

- All LED lighting
- LED undercabinet lighting
- Light fixtures included allowance of \$1100
- Ring doorbell

Windows and patio door

- Vinyl single hung windows

Front door, Garage door

- Waudena steel front door, painted
- Standard glass ½ light
- Garaga garage door, white

Roofing

- GAF Timberline Asphalt Limited lifetime warranty

Cultured Stone façade or Brick

- Stone Craft- United Brick and Stone

Siding

- ProVia .44 Vinyl Siding
- Rollex aluminum soffit/fascia
- Wrap windows, LP Smart trim

Flooring

- Luxury Vinyl Plank, Main living area, Carpet in bedroom
- Luxury Vinyl Tile Bathrooms
- Stock Carpet, Coyle Carpet LL and stairs, LVT LL bath
- Tile backsplash, White Ceramic subway tile

Plumbing Fixtures, etc.

- Stainless steel sink, Elkay
- Kohler Forte kitchen faucet, chrome
- Kohler July fixtures, Chrome
- Gerber, Comfort Height, elongated-bowl toilet
- Master shower, Sterling Acrylic base, tile walls
- Water Softener
- Insinkerator disposal

Cabinets

- Mantra White or stained hardwood
- Full extension, dove-tailed drawers in kitchen
- Amerock decorative hardware
- Soft Close doors and drawers

Countertops

- Trends quartz or granite selection

Trim, drywall, Misc.

- 2 1/4-inch MDF casing, 3 ½" MDF Baseboard, painted
- Solid-Core MDF doors, Painted, except bifolds Hollow
- Orange Peel Texture, square corners
- All Paint one color (walls and ceilings), sprayed 2 coats
- Closets Melamine shelving, 1 shelf and one pole
- Door hardware Stone Harbor Brushed Nickel
- Painted Window Sills Popular
- Drywall returns all windows

Lot Improvements

- Boulder Landscaping Retaining Walls as required
- Seed in front, rear, and side yards with netting as necessary

Appliances

- Stainless Steel
- Refrigerator, gas range/oven, microwave, dishwasher
- Builder Appliance Package or \$3,000 allowance towards appliances (must fit cabinet plan).

Options

- Glass shower door Primary bath. Add \$2,000
- Fireplace in living room, Napoleon Accent B30 w/stock tile around add \$4,000
- Convert deck to screen room at time of contract \$21,000 pre-build (\$26,000 post-build, after framing)
- EZ Breeze windows in substitution to screen room \$4,000
- Active sub-soil venting/ radon system \$1,050
- Pre-wire for Electric car 220 V \$800

Finished Lower Level

- Full bath, one bedroom, and family room with similar finishes. \$50,000 at time of contract- carpet
- Full bath, one bedroom, family room, plus office with similar finishes. \$60,000 at time of contract- carpet