



PREMIER SERIES

INCLUDED *Amenities*



EXHIBIT B

INTERIOR

Appliances

- GE Stainless steel built-In wall oven, 30" gas cooktop, built-in microwave with trim kit & dishwasher.

Due to COVID-19, we reserve the right to make substitutes of equal or greater value based on availability.

Cabinets

- Painted cabinets throughout
- Cove detail or Bead detail style doors
- All cabinets have slab drawer fronts on top drawers & 5-piece drawer fronts on all lower cabinet drawers.
- Raised bathroom vanities - approx. 36" (industry standard is 32")
- 2 full extension pot/pan drawers under cooktop
- Full-Extension cabinet drawer glides throughout home
- Soft-Close cabinet door hinges throughout home
- Trash pullout in island (single can or double - depending on floorplan/length of island)
- Head knockers over all downstairs toilets

Ceilings

- Great Room - tall 10'-12' Flat or Vaulted Ceilings (Depending on Floorplan)
- Primary bedroom ceiling - tall 10'-12' Flat or Vaulted Ceilings (Depending on Floorplan)
- Secondary bedroom ceilings - tall 9' (Depending on Floorplan)

Countertops

- Choice of A or B level counter tops throughout home
- 3 cm on all countertops

Drywall

- Light texture on walls and ceilings, except smooth walls in flex/study
- Bullnose corners throughout home except window returns and fireplace

Electrical

- Prewired for ceiling fans (double switches) in all bedrooms
- Ceiling fan **installations** in living room, primary bedroom, dedicated study/flex & game room (Labor to install ceiling fans in other rooms may be added)
- LED "disk" lights in garage (Three lights in 3 car garage ceiling)
- COAX and CAT 5 E next to fireplace
- White electrical plates and light switches

Fireplace

- 36" vent free gas fireplace with gas logs and wall switch
- Tile or brick face to bottom of mantle (approx. 52" A.F.F)
- Choice of 4" (approx.) raised hearth or 12" (approx.) raised hearth on brick & stone fireplaces
- Stain grade "beam look" fireplace mantle

Flooring

- (Level 1) Wood Look Tile or (Level 1) LVP in Entry, Living Room, Kitchen, Dining/Nook, Pantry, Flex/Study & 1st Floor Hallways
- (Level 1) 12x24 tile in bathrooms and laundry room
- Designer Freeze carpeting in all bedrooms, closets, stairs, 2nd floor hallways & all game rooms
- Industry best 8 lb. carpet padding

Framing

- Exclusive James Hardie Builder – Siding material is #1 rated James Hardie cement board siding
- 2 x 4 Douglas fir stud framing; some plumbing walls require 2 x 6
- Foil Backed Radiant Barrier Roof Decking (Keeps attic 30 to 40 degrees cooler in the summer) (When Available)

Garage Door

- Embossed steel 16' x 7' door; plus 8' x 7' (when 3rd car garage)
- ½ horsepower electric opener with 2 remotes on both garage doors & 1 keypad

Hardware

- Schlage "Stratus" round or New Haven lever door handles throughout in chrome, matte black & satin nickel
- Privacy locks on primary bedroom, all bathrooms & where laundry ties into primary closet
- Cabinet door & drawer knobs & pulls included throughout
- Towel rings at each sink (where applicable), TP holder at each commode, (1) robe hook - per bathroom
- Exterior door sets w/ **deadbolts** on all exterior doors (where/when allowed and applicable)
- No deadbolt on garage door (code requirement)

Insulation

- R-15 BIB (blown in) insulation in perimeter walls
- R-38 blown in at attic in most areas (R-30 is industry standard)
- Energy sealed exterior bottom plates at slab, around entire perimeter walls
- All exterior penetrations, doors and windows are foam sealed to minimize air leakage

Interior Doors

- Hollow core with raised panels in paint grade finish
- Cheyenne, Roman, or equal door style (several options)
- Wood and glass horizontal 5 lite OR French style (rectangular glass panels) single door on plans with office/flex/study

Lighting

- LED disk "can light look" lighting in kitchen, hallways, closets, pantry, laundry, garage & porches
- Allowance of \$1.30/SF of living area (Including LED disk lights, bulbs & all taxes)
**Allowance includes all light fixtures, ceiling fans, & LED disk lights, bulbs & all taxes*
- 2 pendants over kitchen island

Mirrors & Glass

- Metal framed hung mirror over each bathroom sink
- Framed primary bathroom shower glass door (satin nickel, chrome or rubbed bronze color choices)

Paint (Interior)

- 1 interior wall/ceiling color - flat sheen paint
- 1 accent color for either wall or kitchen island
- 1 trim color - semi gloss sheen
- 1 interior stain color (when applicable)

Plumbing

- Delta Woodhurst 4" faucets in bathrooms with matching shower/tub trim in choice of Chrome, Stainless or Matte Black
- Delta Coronto 9179 Series kitchen faucet with hand sprayer in choice of chrome, arctic stainless or matte black
- Granite composite or stainless-steel kitchen sink (multiple colors available)
- Large, "free-standing" soaker tub in primary bath with deck tub mounted Roman tub faucet
- White steel tub base with white gloss subway tiled walls in down secondary bath with bright white grout
- White fiberglass tub/shower inserts in up bath(s) (when applicable)
- 50 gallon, high efficiency gas hot water tank
- Gas piping to cooktop, fireplace, hot water tank & furnace(s) (NO gas to dryer)
- Tiled primary bathroom walk-in shower with tiled shower floors and corner footrest
- 2 glass shelves or niche
- Elongated toilets in all baths

- 2 hose bibs (one on each side of home)
- Freeze resistant Pex underground plumbing lines

Security

- Security alarm system is available as upgrade

Tile (non-flooring)

- Tile backsplash in kitchen - Level 1 or 2 is included
- Primary shower is full Schluter system
- Primary shower wall tile is (Level 1) 12 x 24 with (Level 2) Mosaic shower floor, 2 glass corner shelves or 1 niche and corner foot rest

Trim

- 4 1/4" Ogee style base with 3 1/4" ogee style casing in entry and main living areas; 3 1/4" Ogee style base and case throughout bedrooms, closets, laundry, etc (remainder of home).
- Full wrapped windows with pediment trim in living room, dining/nook
- Decorative wood bottom windowsills on all other window openings
- Stain grade red oak newel post, rail & wall handrail with paint grade skirt, mop board, treader & riser end caps with square matte black metal spindles.

EXTERIOR

Address Block

- Residence to have cast stone address block in exterior brick (house numbers only). Unless subdivision requires mailbox to contain address

Brick

- King size brick available in numerous colors

Concrete

- Engineered post tension slab
- Rebar in driveway, porches, patios & sidewalk to front porch
- Sidewalk from driveway to front porch/entry
- Visqueen vapor barrier under all slabs (under living area)

Electrical

- 2 exterior outlets - one each on front and rear patio and one at AC unit
- LED disk lights on patio ceiling
- Some elevations do not have garage coach lights

Exterior Doors

- Fiberglass entry door (Numerous Designs to Choose From)
- Fiberglass patio door with full view glass

Guttering

- Anodized seamless aluminum guttering on whole home (where required)

HVAC

- Top rated Trane, American Standard or equal, heat & air system
- R-8 duct throughout home (industry standard is R-6)

Mailbox

- Mailbox per covenants

Paint (Exterior)

- (1) exterior body color
- (1) exterior trim color
- Front door and shutters are considered a separate (3rd) color and is included
- Stained cedar is included (If not painted)
- Choice of paint or stain on cedar: includes posts, garage door trim, vents & shutters
**If Entry door and shutters are painted, they must match; Paint on all other exterior doors to match exterior paint color (unless it is the front door). All door interiors to match trim color.*

Roofing

- Tampko (or equal) 30-year architectural shingles - weathered wood color (Unless specified otherwise by covenants)

Sod

- Fully sodded yard

Windows

- White vinyl windows with Low-E and argon-filled glass
- Tilt in lower sashes for easy cleaning (on operable windows)
- If windows have grills in glass, they are in front only (Excludes Cypress Game Room)
- No casement windows are included
- Window over primary bath tub is obscured or rain glass

Yard Sprinklers

- Yard Sprinklers included (Creekside Only, optional otherwise)

**Any items added to Personal Options will supersede what is shown on this document
Builder reserves the right to make changes to this document
prior to execution of contract.**

All pricing subject to change prior to execution of contract.

This document has been updated 3-19-2024