



# 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.

### Backsplash

- Tile backsplash in kitchen above countertop - subway tile or equivalent

### Cabinets

- Painted cabinets throughout
- Raised panel or shaker panel style doors
- Slab drawer fronts on all top drawers & 5-piece drawer fronts on all lower cabinet drawers
- Bath vanities raised to approx. 36" (countertop height)
- Spice pull-out and utensil cylinder pull out on each side of cooktop cabinet
- Full extensions drawer glides
- Trash pullout in island (single can or double - depending on floorplan/length of island)
- 2 full extension pot/pan drawers under cooktop
- Head knockers over all downstairs toilets

### Ceilings Heights

- Varies from plan to plan
- 10' or vaulted in living room (most plans)
- Master bedroom ceiling - 12" step up with crown molding or vaulted clipped cathedral ceiling with beams in vault (depends on floorplan)

### Countertops

- Choice of granite or quartz throughout
- 3 cm on all countertops (double stacked island available)

### Drywall

- Light to medium knockdown texture on walls and ceilings
- Study to have smooth walls (when applicable)
- Bullnose corners on all corners except window returns

### Electrical

- Prewired for ceiling fans (double switches) in all bedrooms
- Ceiling fan installations in living room and master bedroom. (Other rooms may be added)
- LED "disk" lights in garage (2 in 2-car garage; 3 in 3-car garage)
- Cable outlets in master bedroom, living room and game room
- White electrical plates and light switches

**Fireplace**

- 36" vent free gas fireplace, gas logs included with wall switch
- Stone or brick hearth (masonry on face of fireplace only)
- Choice of either no hearth (or) flat brick on floor (or) brick or rock 7" (approx.) raised hearth (or) 15" (approx.) raised hearth
- Wood or stone mantle above fireplace (Top of mantle at approx. 60" from floor)

**Flooring****CHOICE #1**

Real 3 1/4" red oak hardwood flooring in Main Living Areas (foyer, living room, hallways, and study (when applicable));  
12x24 Tile in kitchen, pantry, nook, bathrooms & laundry/utility.

**CHOICE #2**

24" or 35" Wood Look Tile in Main Living Areas (foyer, living room, kitchen, nook, pantry, bathrooms, hallways, laundry/utility, and study (when applicable)); 24" or 12x24 tile in upstairs bathrooms.

- Designer Freeze carpeting in all secondary/kid's bedrooms, closets, stairs & upstairs game room (2-story Plans) with upgraded 8-lb carpet pad
- Upgraded loop style "patterned" carpet in master suite

**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
- OSB with Butler Homes Builders Wrap

**Garage Door**

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

**Hardware**

- Choice of Weslock lever handles throughout in black or satin nickel (choice of other levers or round knobs available at no charge)
- Privacy locks on Master bedroom & all bathrooms.
- No deadbolt on door from garage to home (code requirement)
- Cabinet door & drawer knobs & pulls included throughout
- Towel rings at each sink (where applicable), TP holder at each commode, (1) robe hook - per bathroom

**Insulation**

- R-15 BIB (blown in) insulation in perimeter walls
- R-38 blown in at attic (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, paint grade
- Cheyenne, Roman, or equal door style (several options)

**Lighting**

- LED disk "can light look" lighting in kitchen, hallways, closets, pantry & laundry
- Allowance of \$1.15/SF of living area (Including LED disk lights, bulbs & all taxes)
- 2 pendants over kitchen island
- Under cabinet lighting in kitchen is available upgrade

**Mirrors and Glass**

- 24" x 36" hanging mirrors with beveled edges over each vanity sink
- Frameless master shower glass door (metal to match shower faucet color selection)

**Paint (Interior)**

- Flat sheen paint
- 2 interior wall colors (one main and one accent wall color)
- 1 interior stain color (when applicable)
- 1 trim paint color - semi gloss sheen

**Plumbing**

- Delta Woodhurst 4" faucets in bathrooms with matching shower trim in chrome, satin nickel or Venetian dark bronze is standard
- Delta Leland 9178 or Delta Coronto 9179 kitchen faucet (chrome, satin nickel or dark rubbed bronze colors) - matte black offered in Coronto only
- Blanco (or equal) granite composite or stainless-steel kitchen sink (50/50, 60/40 or super single bowl)
- Large, "free-standing" soaker tub in master bath with deck tub mounted Roman tub faucet
- White steel tub base with 4x12 Logic II White Gloss subway tiled walls in down secondary bath with Bright White grout.
- White fiberglass tub/shower inserts in up bath(s) (on 1 ½ and 2-story plans)
- 50 gallon, high efficiency gas hot water tank (electric tank when gas not available)
- Gas piping to cooktop, fireplace, hot water tank & furnace(s)
- Tiled master walk-in shower with corner foot rest and 2 glass shelves; shower floors are white poly-synthetic master shower base unless Kiah plan with 2x2 tile to match walls
- Elongated toilets in all baths
- 2 hose bibs (one on each side of home)
- Freeze resistant Pex underground plumbing lines

**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, utility, etc (remainder of home).
- Painted 1 x 4 wainscoting in study (when applicable)
- Full wrapped windows with pediment on living room, dining/nook, and study windows
- Decorative wood bottom windowsills on all other window openings
- Painted wood staircase balusters or black straight iron balusters with stained oak handrail and newel post (on 1 ½ and 2-story plans)

**Miscellaneous**

- No concrete curb in garage floor (sloped lots may add steps)

## EXTERIOR

**Brick**

- King size brick by Triangle and Trinity Brick Company, 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

**Exterior Doors**

- Paint grade fiberglass entry door
- Patio Door - Insulated 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 and boots throughout home (industry standard is R-6)

**Paint (Exterior)**

- (2) exterior body colors included one for trim and body (body includes garage, fascia, soffit and all other Hardie siding)
- Front door and shutters are considered a separate (3<sup>rd</sup>) accent color and is included
- Choice of paint or stain on cedar: includes posts, garage door trim, vents & shutters
- Paint on exterior doors to match exterior paint color (unless it is the front door). All door interiors to match trim.

**Roofing**

- Tampko (or equal) 30-year shingles - weathered wood color (optional upgrade to black)

**Sod**

- Fully sodded yard - standard curb & gutter lots

**Windows**

- Vinyl windows with Low-E and argon-filled glass
- Tilt in lower sashes for easy cleaning (on operable windows)
- White, clay and almond/tan are standard colors (black available)
- Grills in front only (grills are between glass panels)
- No casement windows are included

**Miscellaneous**

- Mailbox to meet covenants

\*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 11-30-2021.