



Morningside Mountain

Community Standard Specifications 6/4/26

Exterior

- Raised monolithic slab foundation
- ACME brick & painted Hardie board siding exterior
- Vinyl soffits & painted Hardie board porch beams & ceilings
- Premium Low E double insulated vinyl windows
- Maintenance-free aluminum gutters and vinyl soffits
- Architectural shingles w/ 30-year warranty
- Blown cellulose R-38 attic insulation
- Carriage-style garage doors with decorative iron hinges and belt drive opener with Wi-Fi, camera, and LED light
- Sentricon Termite System
- Covered front and rear porches per plan
- Full irrigation system
- Fully sodded lots with (2) trees and an abundant shrub package, and stone edging at plant beds
- Solid Mahogany front door

Kitchen/Breakfast Room

- Painted custom-built cabinets with level 2 quartz countertops, and an undermount stainless steel sink (stained or painted island per plan)
- Delta Cassidy faucet with pull-out spray hose in bronze, brushed nickel, or stainless-steel finish and disposal air switch
- Tile backsplash with under-cabinet lighting
- Stainless steel appliances with a 36" gas cooktop, vented built-in hood, double wall oven, built-in microwave, dishwasher, and sink with garbage disposal
- Custom, painted MDF shelving in the pantry (NTE 100' total)

Master Bedroom/Bath

- Painted custom-built cabinets with level 2 quartz countertops and undermount vanity sinks in the Master Bath
- Ceramic tile shower with recessed niche and 3/8" frameless glass shower door
- Freestanding soaking tub with ceramic tile surround on walls
- Delta Cassidy bath faucets in bronze, chrome, or brushed nickel finish
- 8" wide spread vanity faucets
- Custom, painted MDF shelving in the closet (NTE 100' total for the home)
- Soft-close toilet lids and comfort height toilets
- Framed mirrors

Main Living Areas

36-inch non-vented natural gas fireplace in the Great Room with a flush hearth and stacked-stone surround.
Passive Radon System

Laundry Room and Other Baths

- Stained recessed cabinets with granite countertops at secondary baths
- Delta Cassidy bath faucets in secondary baths in Bronze, Chrome, or Brushed Nickel.
- Painted custom-built vanity cabinet with granite countertop and undermount sink in Powder Bath per plan
- Delta Cassidy bath faucet in Powder Bath in bronze, chrome or brushed nickel finish
- 8" wide spread faucet in Powder Bath or bath 2
- Stained bases and upper cabinets in laundry with granite tops per plan
- Soft-close toilet lids and comfort height toilets
- Framed mirror in powder bath per plan
- Custom, painted MDF shelving in all closets (NTE 100' total)

Flooring

- Level 3 hardwood flooring standard in Foyer, Dining Room, Study, Great Room, Kitchen/Breakfast Room/Pantry, Powder Bath, and Lower-level halls per plan
- Level 2 carpet standard in Master Bedroom & Closet, all other bedrooms & closets, and Recreation Room
- Level 2 tile flooring in all Baths and Laundry Room

Interior Trim & Finishes

- Custom built staircase with oak treads, painted risers, and oak handrails (2 story homes only)
- 2-piece crown moulding in Foyer, Study, Dining Room, Great Room, Kitchen/Breakfast Room, and Master Bedroom
- 1-piece crown moulding in Lower-Level Halls, Loft, Master Bedroom Tray and Master Bath (Per Plan)
- 2-piece chair rail with picture moulding Wainscoting in dining room
- 1-3/8" Masonite interior doors
- 7-1/4" base moulding and 3-1/2" window & door casing
- Total of (9) decorative window and/or door pediments
- Custom-built and painted fireplace mantel
- Rounded sheetrock corners
- Sherwin Williams interior & exterior paint with up to three wall colors and one trim color
- Door hardware in bronze or brushed nickel
- Lighting allowance of \$1.50/sqft. heated to be selected from Richard's Lighting

Indoor Comforts

- Tankless Gas Water Heater with Recirculating Pump
- Carrier SEER Per Code Gas HVAC Systems (separate system on each level, Heat Pump only at 2nd floor if applicable)
- Six CAT 6 networks in all bedrooms, great room, study, and bonus room to the Hub location
- One Wireless Smart Home Hub