

SELECTIONS:



ADDRESS:

Community:	Grandiflora
Street Address:	110 Firefly Lane
City/State:	
Zip:	
Lot #:	2

BUYER:

Buyer Name:	Spec
Email address:	
Phone Number:	

PLAN INFORMATION:

Plan Name:	Dakota
Heated Sqft	2842
Elevation	A
Garage Orientation	Left
Side Load	Yes 3 car side load
Brick/Stone Front	Brick

PLAN/STRUCTURAL CHANGES

Raised trey ceiling master
 Change master closet door to a pocket door.
 Change bed/bath 4 bathroom door to pocket door.
 Move the insulated door to the area over garage (from walk in storage area), add a built in desk with two seats and drawers and shelves above.
 Deco beams per plan w 2x10 family/Kitchen

SELECTIONS:



FOUNDATION TYPE

Foundation Type	Crawl Space -3 sides parged painted
Front Porch: Wood/Concrete:	Brushed Concrete w/ brick rowlock

GARAGE TYPE

Garage Interior Foundation Walls	block
Garage Steps	PT wood -

FRONT PORCH

Type:	Brushed Concrete w/ brick rowlock
Stairs:	Brick
Handrails:	Wrought Iron - Vertical
Ceiling Material:	Beadboard
Columns	8" Cox Columns

CEILING HEIGHT

1st Floor:	9
2nd Floor:	9

INTERIOR DOOR HEIGHT

1st Floor	6'8
2nd Floor	6'8

GUTTERS

Style:	5" gutters w 3"x4" downspouts
Options	

HEADWALL (PER COMMUNITY SPEC)

Required (yes or no)	Yes
Brick or Stone	
Color	see exterior colors
Top Cap (irregular stone, patterned stone, brick or solid stone)	

REAR DECK/PORCH

Deck/Covered Porch/Screen Porch	Screen Porch
Type:	Deck
Flagstone (irregular or pattern)	NA
Stairs:	PT Wood
Handrails:	Aluminum pickets in panel
Picket Material	Aluminum pickets in panel
Ceiling Material:	Bead board
Columns:	4x4 PT wood
Screen Type (phantom, panel, panel w/pickets) - EZ Breeze	panel w/pickets
Direction of boards if decking	normal lay

GRILLING DECK (IF BUDGET ALLOWS)

Type	Deck
Size	10x10 - wood railing with 2x2 PT pickets

ROOFING

Shingle Style:	Certaiteed Architectural Landmark Shingles - 30 year limited warranty
Metal Roof (yes or no)	No

EXTERIOR SIDING

Siding Type	Fiber Cement - Smooth
Window Trim	per plan
Options	Smooth panels per plan
Mitered Corner	no
gable brackets (optional)	no
Window/Door Headers / Boxes	no

LANDSCAPE/GRADING

Grading Dirt Allowance	
Landscaping Allowance	
Landscape Package	
Sod Location	
Development requirements for Grandiflora	Street Trees – Tulip Magnolia every 40' per the Neighborhood landscape plan
Sod Location for GF	- All Right of Ways - All Front yard, side yard to the rear corners of the home - Remaining of the yard to be seeded and strawed

ALLOWANCES

ALL ALLOWANCE OVERAGES WILL CONSTITUTE A 20% ADDITIONAL FEE TO COVER COMMISSIONS AND OVERHEAD

Lumber	
Lighting	
Grading/Dirt	Natural Grade
Landscaping	

SELECTIONS:



WINDOWS

Style/Manufacturer:	Plygem Per plan -vinyl single hung
Grid Pattern:	Per plan
Extension Jamb	no - Trim guy to do
Interior Window Color	White
Exterior Window Color	White
Options	

FRONT EXTERIOR DOOR

Style	Alexandria 8 LT - TDL
Material:	Mahogany - To be stained
Size	3/0 x 8/0
Options	Flat Shaker Panel
Glass:	clear Beveled

REAR EXTERIOR DOOR

Style and Material:	NA
Color:	
Size:	
Options	

REAR SLIDER OPTION

Style and Material:	Windor 3750 Multislide
Color:	White
Size:	12/0 x 8/0
Options	White Vinyl

EXT. GARAGE SERVICE DOOR

Style and Material:	NA
Window	
Size:	
Note	

GARAGE FIRE DOOR WILL BE SAME STYLE DOOR AS INTERIOR DOOR STYLE

GARAGE DOOR OPTIONS

Series:	Amarr- Olympus -Long Recessed Panel
Color:	Black
Size	9/0 x 8/0 & 18/0 x 8/0
Garage Door Opener:	Belt Drive Motor w/ 2 Remotes Liftmaster #84505R
Garage Keypad	Yes
Glass Option:	Clear LP
Options: (remote, hardware etc)	NA

HVAC

System Type	14 seer Lennox (or similar)
Gas Type (natural or propane)	Propane
Electric (yes or no)	
1st floor	Gas
2nd Floor	Electric
Gas Line Locations	Range, Fireplace, Tankless Water Heater
Range Hood/Microwave- Vented	Yes
Vent Pipe Size	6"

APPLIANCES

Allowance (if applicable)	Platinum - GE Stainless
Fuel source	gas
Color	Stainless
Range/Cooktop	PGP7036SLSS 36"
Dishwasher	GGDT630PYRFS
Microwave	CWL112P2RS1 24"
Bump out kit for microwave (over the oven- needed)	No
Single Oven below micro	JTS3000SNSS 30"
Microwave Trim Kit	Standard
Hood Vent	JVW5361SJSS
Gourmet Kitchen	Yes

SCREEN PORCH FIREPLACE (PER PLAN)

Style/Model	NA
Vent Style	
Size	
Mantle Style/Type	
Hearth	
Surround	
Options	

LIVING ROOM FIREPLACE (PER PLAN)

Style/Model	42" Marquis
Vent Style	Direct Vent
Passive Heat Kit (top/side)	No
Size	42"
Mantle Style/Type	Site Built 8" -width of FP wall - stained to match HW
Surround	Shiplap horizontal wrap sides and builtin back to be shiplap-painted
Hearth	No hearth
Options	

SELECTIONS:



ELECTRICAL FIXTURE PACKAGE

Vendor:	Ferguson
Allowance Amount:	\$5700
Includes all lighting except recess cans	

ELECTRIC

Ceiling Fan Prewire Locations:	LR, all bedrooms, Study, media room Covered porch, game room
Ceiling Fan Install Locations:	Master Bedroom, Family room, Screen porch
Under Cabinet Lighting:	Yes tape light
Backsplash outlets	plug mold
Toe Kick Lights	Option
Switch Style	Standard
Flood Lights:	2
Puck Lights/Locations (optional)	Use tape lights under each shelf
Recess Cans - Kitchen:	4
Recess Cans - Family Room:	0
Recess Cans - Bathrooms over tubs/showers:	3
Recess Cans - Master Bedroom:	0
Recess Can - Front Porch	1
Recess Cans - 1st Floor Hallway:	2
Recess Cans - 2nd Floor Hallway:	2
Recess Cans - Additional (optional/location)	Pocket office over desk (2)
Flushmount lighting (LED Disk):	Yes all closets
Exhaust Fan/Light Combo	NA
Pendant Lights Prewired:	2
Pendant Lights Installed:	2
200/400 Amp Service:	200
Car Charging Outlet in garage	No
Prewire screen porch heater	No
Soffit Lights to match trim (optional/location)	No
Generator Prewire	No

GENERATOR INFO (OPTIONAL)

Vendor:	NA

LOW VOLTAGE

Cable Outlets:	All Bedrooms, Family Room, Media Room, Rec Room
Chase Pipe for Cable Locations:	
Telephone Outlets:	
Network Cable	
Water Heater (tankless control panel) - Location behind laundry room door	yes
Smart Box Hub	yes
Smart Box Hub Location	tbd

SELECTIONS:



PLUMBING

Kitchen:	
Kitchen Faucet Style	Moen Align (no spring)
Kitchen Faucet Color	Black
Kitchen Sink Soap Dispenser	Optional
Kitchen Sink cup washer	Optional
Master Bath:	
Master Shower style:	Tile mudpan / tile surround (no zero entry)
Master shower drain style & location	Black - Square
Master Bathroom Vanity Fixture Spread/Color (2)	Moen Genta 8" Spread
Master Shower Style (qty)	Genta - Black upgrade to bigger shower head
Master Bath Tub	NA
Master tub Faucet Style/Color	NA
Secondary Bath	
Shower Style	Boots Tub/Tile Surround
Fixture Style/spread/color	Moen Gibson 8" Spread - black
Shower/Tub Fixture Style	Gibson - Black
Secondary Bath	
Shower/Tub Style	Boots Tub/Tile Surround
Fixture Style	Moen Gibson 4" Spread
Shower/Tub Fixture Style	Gibson - Black
Wet Bar: (per plan)	
Wet Bar Faucet Style	Moen Sleek
Wet Bar Color	Black
Pantry: (per plan)	
Pantry Faucet Style/Color	NA
Powder Room (per plan)	
Powder Room Fixture Style	Moen Gibson - Single Hole
Color	Black
Laundry Room: (per plan)	
Laundry Faucet Style/Color	NA
Misc:	
Water Heater & Remote (tankless only for Reni)	Standard Tankless - External Mount
Toilet Style	Comfort Height Elongated
Garbage Disposal	NA
Hose bibs	2

SINK TYPES:

Kitchen:	33" Stainless Steel Workstation Sink - Single bowl - RVH8224
Downstairs Powder (per plan)	Rectangle Undermount
Pantry (per plan)	NA
Laundry (per plan)	NA
Master Bath Sink	Rectangle Undermount
Secondary Bathrooms	Rectangle Undermount
Wet Bar Sink (per plan)	Elkay - ELG16FBWH0 (already have) - Jake

MIRRORS

Master Bath	Plate Glass - Framed 74009
Secondary Bath	Plate Glass - Framed 74009
Powder Room	Plate Glass - Framed 74009

SELECTIONS:



BATHROOM HARDWARE

Master Bath Hardware	Master Bath Hardware
Shower Door Style	Semi-Frameless
Hardware Style/Color	Genta - Black
Toilet Lever	
Toilet Paper	
Towel Rings	
Towel Bar	
Secondary Bath Hardware	Second Floor Hall Bath
Shower Door Style	Rod Only
Hardware Style/Color	Arllys - Black
Toilet Lever	
Toilet Paper	
Towel Rings	
Towel Bar	
Secondary Bath Hardware	Bed Bath 4
Shower Door Style	Rod Only
Hardware Style/Color	Arllys - Black
Toilet Lever	
Toilet Paper	
Towel Rings	
Towel Bar	
Secondary Bath Hardware	Powder Room
Shower Door Style	NA
Hardware Style/Color	NA
Toilet Lever	
Toilet Paper	
Towel Rings	
Towel Bar	

DOOR HARDWARE OPTIONS

Hinges:	Black
Lock style:	Kwikset Hancock
Lock Color:	Black
Front Door Lock Style:	Kwikset handle set - San Clemente
Front Door Lock Color:	Black
Garage Entry Door Style	Kwikset Hancock
Garage Entry Door Color	Black

SELECTIONS:



CABINETS

Level or Allowance:	Level 4 - Brock
Style:	Legacy - Mailibu
Kitchen Perimeter Cabinet Color	Frost
Kitchen Island Cabinet Color	Ebony
Pantry	NA
Laundry Room Color	Frost
Master Bath Cab Color	Ebony
Powder Room	Ebony
2nd Floor Hall Bath	Ebony
Bed/Bath 4	Ebony
Wet Bar	Frost
Family Room	Frost
Cabinet Crown (option)	Cove crown
Lightrail (option)	Yes
Cabinet Shoe	match cabinet
Double waste pullout trashcan (option)	Yes
Super Susan Corner cab (only if app.)	Yes
Soft Close doors/drawers (option)	Yes
End panels (option)	
Appliance Panels (option)	
Hood Vent	Cabinet Company to supply

Cabinet Door Hardware

Kitchen - Perimeter/laundry/Family Room/Wet bar	625-96MB
Kitchen Island and bathrooms	625-96SN

COUNTERTOPS

Kitchen Perimeter Level	Level 2 TVS - Quartz
Kitchen Perimeter Color:	Carrara Avalon
Kitchen Island Level:	Level 2 TVS - Quartz
Kitchen Island Color	Carrara Avalon
Family Room - (per plan)	Carrara Avalon
Wet Bar (per plan)	Carrara Avalon
Pantry (per plan)	NA
Master Bath Level	Quartz Lvl 1 - 2cm
Master Bath Color	Elegant White
Laundry Room Level (per plan)	NA
Laundry Room Color	NA
Powder Room Level	Quartz Lvl 1 - 2cm
Powder Room Color	Elegant White
2nd Floor Hall Bath/Color	Elegant White
Bed/Bath 4 Level/Color	Elegant White
Edges	Eased

SELECTIONS:



BACKSPLASH	
Backsplash - Kitchen	Level 4
Model/Style/Size	Emser Pasion - 3x8
Color	Blanco - Glossy
Pattern	Vertical Straight
Grout	Frosty
Schluter	AE-Satin Anodized Aluminum
Backsplash - Pantry (per plan)	NA
Style/Model/Color	
Grout	
Pattern	
Schluter	
Backsplash - Wet Bar (per plan)	NA
Style/Model/Color	
Grout	
Pattern	
Schluter	

MASTER BATH FLOOR	
Tile Level	Level 4
Style	Emser
Model/Size	Potenza - 12x24
Color	Ivory Matte
Pattern	1/3 off set parallel to vanity
Grout	Light Pewter
Schluter	AE- Satin Anodized Aluminum

MB SHOWER -PAN	
Tile Level	Level 1
Style	Emser -
Model/Size	Source - 1" hex
Color	Pure White
Grout	Mink
Schluter	AE- Satin Anodized Aluminum

MASTER BATH SHOWER SURROUND	
Tile Level	Level 6
Style/Model	Emser - Sterlina
Size/Color	12x24 - Polished White
Pattern	straight vertical
Grout	mink
Schluter	AE- Satin Anodized Aluminum
Tile Niche/bench seat(size/location)	bench seat wall to wall 12" deep- use floor tile for bench top 18" high
Tile Niche	Under shower head - 12 x 20 combo

2ND FLOOR HALL BATH FLOOR	
Tile Level	Level 2
Style	Emser
Model/Size	Caru - 13x13
Color	Rengo Matte
Pattern	Brick lay
Grout	Sterling Silver
Schluter	AE - Satin Anodized Aluminum

2ND FLOOR HALL BATH SURROUND	
Tile Level	Level 4
Style	Emser
Model/Size	Catch - 3x12
Color	Ice White Gloss
Pattern	Herringbone
Grout	Sterling Silver
Schluter	AE - Satin Anodized Aluminum
Tile Niche (size/location) - optional	Center Tub wall/combo

BED/BATH 4 FLOOR	
Tile Level	Level 2
Style	Emser
Model/Size	Vernon - 12x24
Color	White matte
Pattern	1/3 off set parallel to vanity
Grout	Frosty
Schluter	AE - Satin Anodized Aluminum

BED/BATH 4 SHOWER SURROUND	
Tile Level	Level 2
Style	Emser
Model/Size	Vernon - 12x24
Color	White Matte
Pattern	Straight Vertical
Grout	Frosty
Schluter	AE - Satin Anodized Aluminum
Tile Niche (size/location) - optional	Combo/ centered over tub wall

SELECTIONS:



CARPET

Level	Level 2
Model/Style	Authentic Voice II - Bird Bath
Padding	8lb
Bedroom 2	Yes
Bedroom 3	Yes
Bedroom 4	Yes

HARDWOOD/LVP/LAMINATE

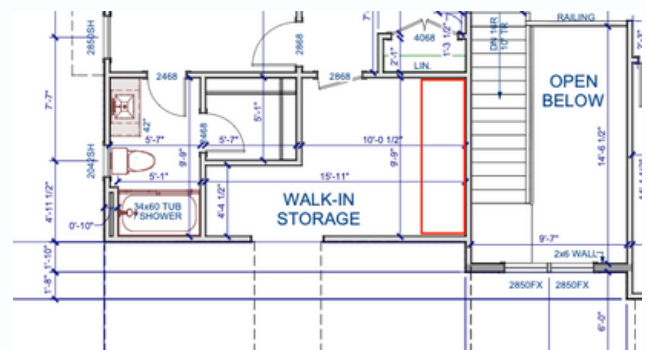
Level	Level 1 Engineered Hardwood
Model/Style	Camden Isle - London Fog
Thickness	1/2"
Foyer	Yes
Powder Room	Yes
Family Room/Living Room	yes
Kitchen	Yes
Dining Room	Yes
Pantry	Yes
Mud Room	Yes
Laundry	Yes
Master Bedroom & Closet	Yes
Study/Closet	Yes
Second Floor Hallway/Loft	Yes
Game Room	Yes
Pocket Office -	Yes
Stair landing	3/4" White Oak

SELECTIONS:



TRIM STYLE	
Interior Door Style (standard or upgraded)	2 Panel Square
Solid Core/Hollow Core	Hollowcore
First Floor Crown Molding (size)	5" Cove Standard
Second Floor Crown Molding (size)	5" Cove Standard
First Floor Baseboard (size)	5 1/4 Speed Base
Second Floor Baseboard (size)	5 1/4 Speed Base
Casing	445
Stair Treads	White Oak stained to match HW
Rail Type	Open Tread
Hand Rail Style	6010
Newel Post Style	Straight - 4001
Picket Style	Metal Straight Alternating with Contemporary Series 1/2" Square 3-3/4" x 44"H Single Rectangle Hollow Iron Baluster (9089CS)
Cased Windows	445 picture framed
Shelves (Face Frame or Routed)	routed
Pantry Shelving	MDF Whole House
Barn door 2 nd floor. hall bath (jakes storage)	<u>Barn door in storage</u>

TRIM INSTALLED BY ROOM	
Interior Trim Labor Allowance	TBD
Crown Molding	5" Cove Crown
MDF/Birch/Maple	
Dining Room	Crown
Foyer	Crown
Study/Office	Crown
Study Accent wall	shiplap - herringbone lay on wall with no windows.
Family Room	Crown
Family Room Built in base cabinets	add floating shelves 2 over each base-shelves to be Stained
Family room accent wall behind builtin	shiplap
Kitchen	Crown
Master Bedroom/Bathroom	Crown
First Floor hall	Crown
Second floor hall	Crown
Pocket Office - desk area	built in desk area see plan - stained top
Mud Bench	standard bench with cubbies



SELECTIONS:



INTERIOR COLORS

Vendor	Sherwin Williams
Walls	SW 9166 - Drift of Mist
Ceiling	Pure White
Trim	Pure White
Interior Doors	SW - 6258 - Tricorn Black
handrails & newels	Stained to match HW
Oak Stair Treads	Stained to match HW
Fireplace Shelves & Mantle -	Stained to match HW
Shiplap Surround - FP	SW - 6258 - Tricorn Black
Pantry Shelves	Pure White
Mud Bench All	Stained bench top - pure white cubbies/base
Laundry Shelves	NA
Study Accent Wall	SW 9560- Night Out
Study/GameRoom Doors	SW - 6258 - Tricorn Black
Front Door	SW - 6258 - Tricorn Black
French Door (dining)	na

EXTERIOR COLORS

Siding (size)	SW 7008 - Alabaster
Shake	NA
BB	NA
Smooth Panels -	SW 9560- Night Out
Trim	SW - 6258 - Tricorn Black
Front Columns	SW - 6258 - Tricorn Black
Front Door	SW - 6258 - Tricorn Black
French Door (outside)	NA
Stone/Brick	SW 7008 - Alabaster
Front Porch Flagstone	NA
Screen Porch Decking	Poly
Shingles	Moire Black
House Numbers in Black	Yes
Gutters	Black
Garage Doors	Black
Garage Service Door	NA
Garage Steps	SW - 6258 - Tricorn Black
Deck Railing	SW - 6258 - Tricorn Black
Front Porch Ceiling	SW 6477 - Tidewater
Screened Porch Ceiling	SW 6477 - Tidewater
Screen porch stairs -	Poly
Window Color	White
Door to screen porch from dining (exterior only)	NA
Foundation Color	SW 7008 - Alabaster
Headwall Colors	

ELECTRICAL DIAGRAM



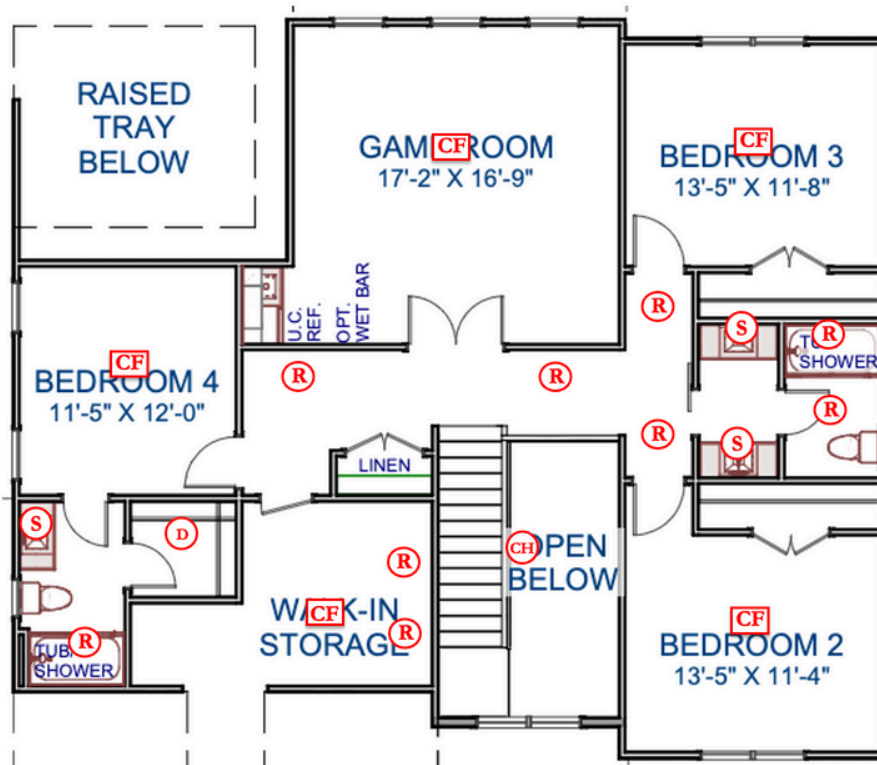
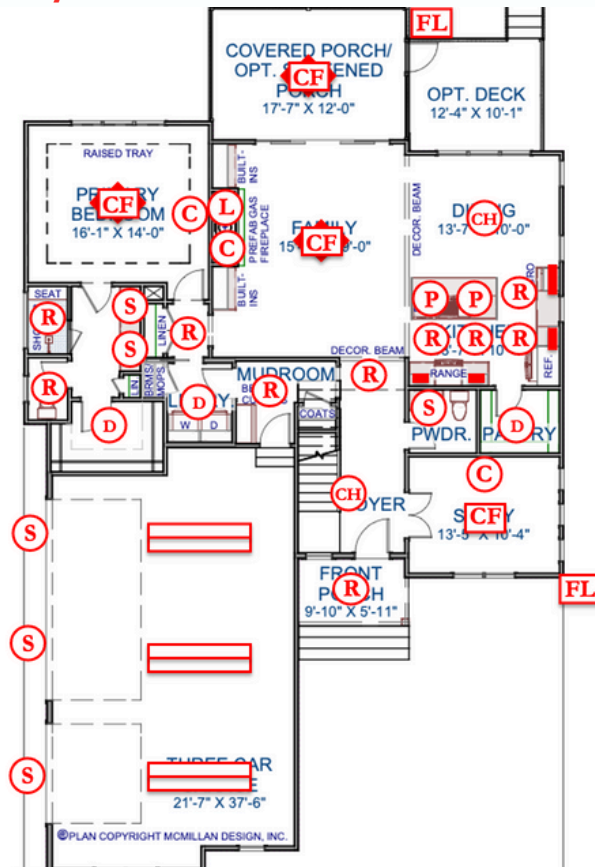
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	= RECESSED CAN LIGHT		= CHANDELIER/ HANGING LIGHT
	= MINI RECESSED CAN LIGHT		= EXHAUST FAN/LIGHT COMBO
	= PENDANT		= SCONCE/ WALL MOUNTED LIGHT
	= CABLE JACK – INSTALL NEAR CLOSEST STANDARD OUTLET		= 110V OUTLET
	= CAT-5E PHONE JACK		= KEYLESS LIGHT
	= CAT-5E ETHERNET JACK		= UNDERCABINET LIGHTING
	= CEILING FAN PREWIRE W/ FLUSHMOUNT INSTALLED		= FLOOR OUTLET (FINISH TO MATCH HOUSE SPECS)
	= CEILING FAN PREWIRE W/ FAN INSTALLED		= SLOPED RECESSED CAN LIGHT
	= LINK LINE/ CHASE PIPE – TERMINATES NEXT TO CABLE JACK		= SEMI FLUSH MOUNT
	= FLOOD LIGHT		= DISK LIGHT
	= FLUSHMOUNT		= PAY SPECIAL ATTENTION TO
	= FLUORESCENT LIGHT		

ELECTRICAL DIAGRAM

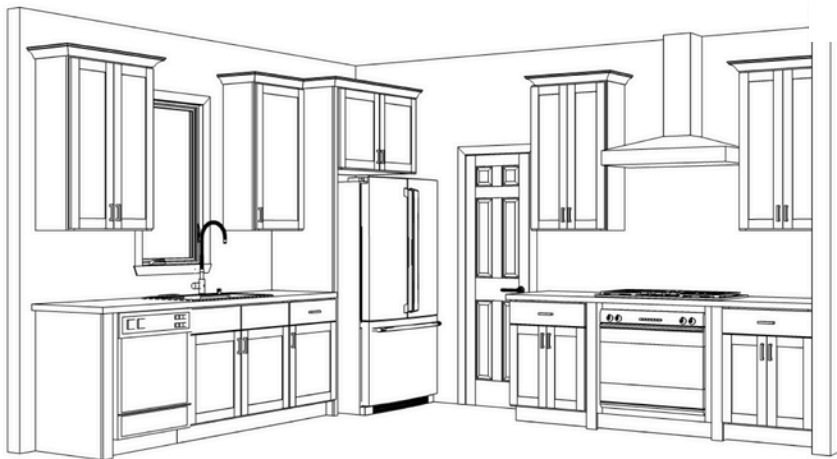
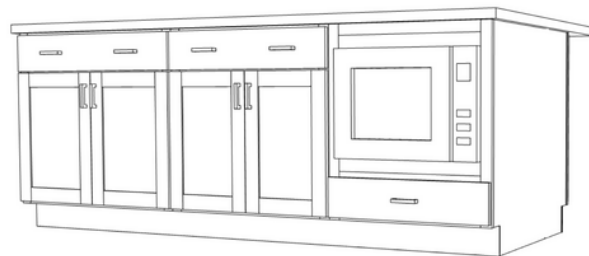
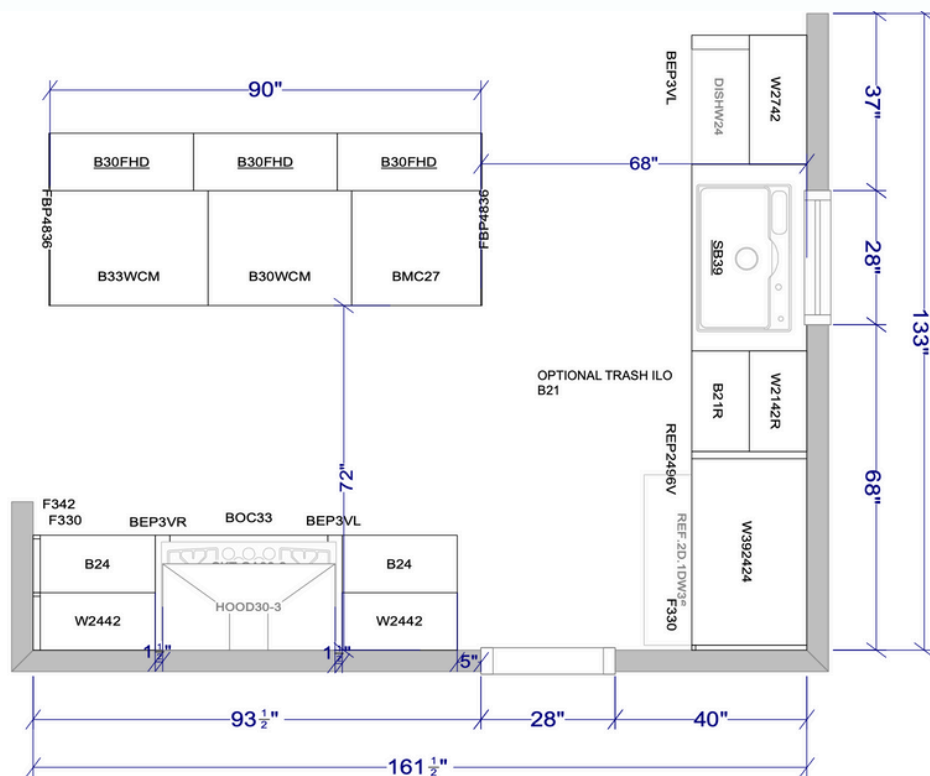


Tape lights under each shelf in family room built in.

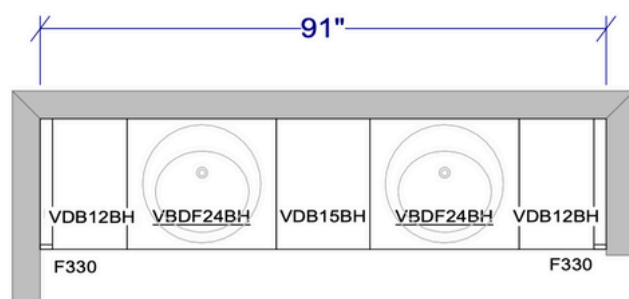
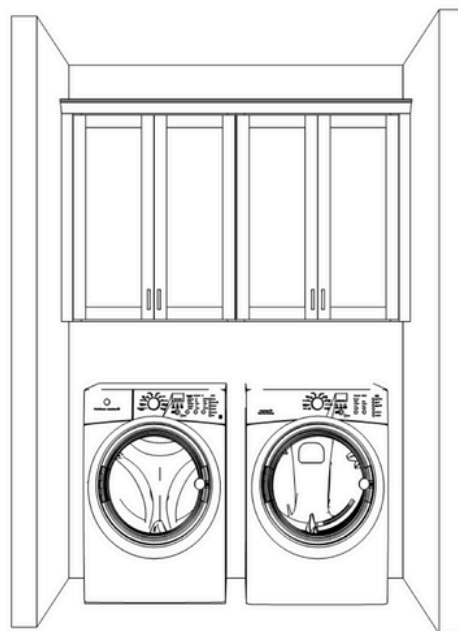
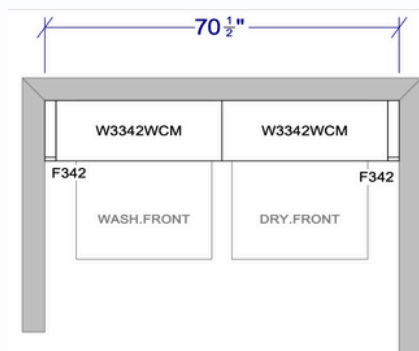
LED Tape Light w/ Plug Mold



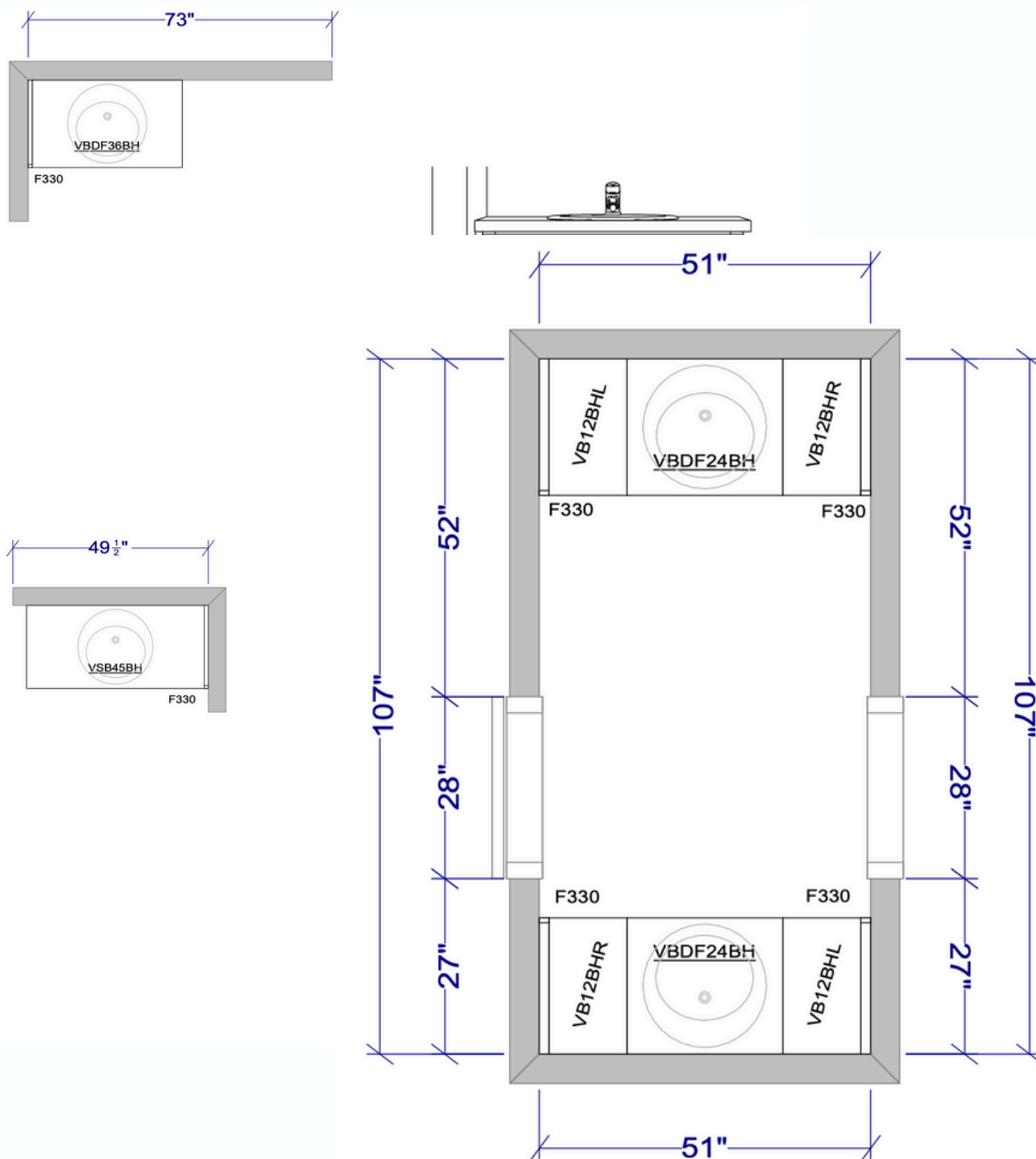
CABINET DRAWINGS



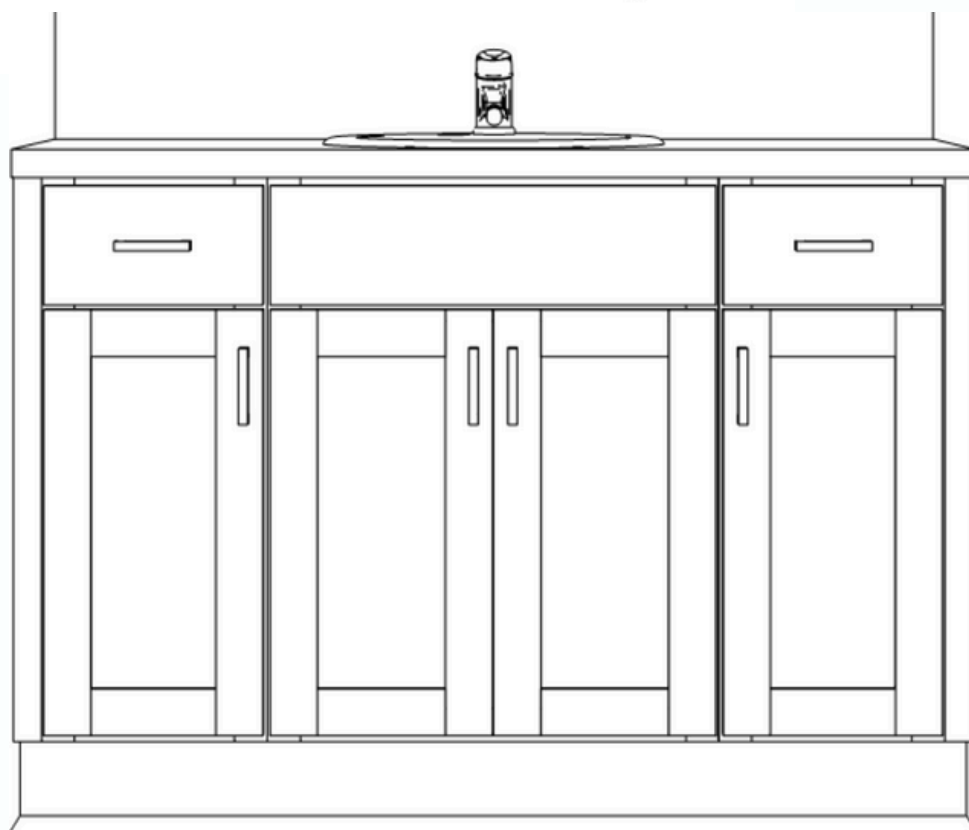
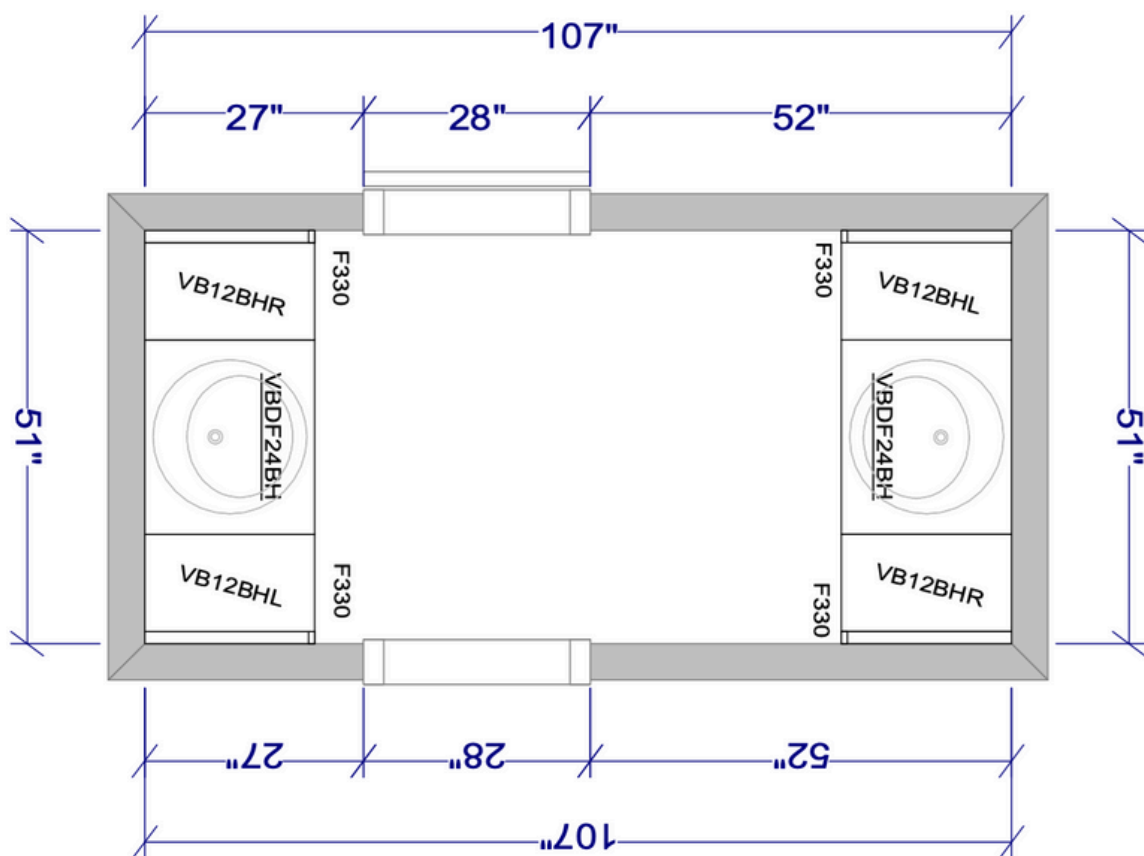
CABINET DRAWINGS



CABINET DRAWINGS



CABINET DRAWINGS



VANITIES WILL BE MATCHING

CABINET DRAWINGS

