

GREEN

- Energy Star Certified
- HERS rated
- Energy efficient LED light bulbs
- Programmable Thermostat(s)
- Tankless water heater
- Fresh air ventilation intake
- Landscaped with drought/heat tolerant sod with front foundation plant mixture and one blooming understory tree
- Each room is air pressure tested & balanced
- Low E insulated double hung glass windows
- Jumper ducts
- Sealed crawl foundation

EXTERIOR

- Timeless architecturally detailed plan elevation
- Standard sealed crawl foundation
- 30-year architectural shingles
- Fiber cement siding and trim per plan
- 8' tall TDL wood front door
- 8' tall fiberglass rear door
- 4-panel multi-slide door in black from family to screened porch
- Two exterior hose bibs on main house
- Covered porches (rear screened porch)
- Front porch with irregular blue/gray flagstone floor
- Rear porch with stained wood floor
- Designer light fixtures at front & rear
- 3 car garage (drywall finished)

INTERIOR

- 10' ceilings on main floor and 9' on second & finished smooth & painted
- 6 1/4" cove molding in foyer, dining, family room
- 5" cove in powder room, study, office, owner's bed hall, 2nd floor hall
- 8' solid core doors throughout 1st floor & 6'8" solid core doors in all other areas
- 1"x10" baseboards on 1st floor, 1"x8" baseboards in 2nd floor halls, 2nd floor rooms and on all other floors
- Window trim includes wood sill & apron
- Cased openings
- Site finished 4" white oak #2 common with matte water based finish plus bona high traffic top coat hardwood flooring on all first floor living areas plus office and owner's bedroom. 2 1/4" on 2nd floor hall, bedrooms, bonus room, and rec with shoemold
- Exposed hardwood treads on stairs from 1st to 2nd floor
- Custom trim work in foyer, stairwell, study, dining, family, owner's
- Custom built-ins in mudroom and 2nd floor hall
- Custom wood shelving in closets & pantry
- Sherwin Williams® paint (ceiling/wall flat, trim semi-gloss, 1x6 T&G matte finish)
- Paint colors (wall/ceiling/trim 1 color), 1 color for doors, 3 custom room colors
- Direct vent fireplace with tile surround, hearth & custom mantle

HEATING & COOLING

- Electric heat pumps
- 15 SEER-rated HVAC system
- Pressure balancing, fresh air ventilation & MERV 8 filtration
- Blower door & duct leak tested

LOCKSETS

- Satin brass handle set on front door
- Satin brass interior knobs & hinges

BATHROOMS & PLUMBING

- Owner's bath designed with quartz countertops & rectangle undermount sinks
- Secondary designed with quartz countertops & rectangle undermount sinks
- Owner's bath has freestanding tub and a separate shower with tile pan, walls, bench & frameless glass enclosure
- Powder/guest bath has a separate shower with tile pan, walls, bench & frameless glass enclosure
- Steel bathtub with tile walls in secondary baths
- Tile floors in owner's bath, full baths & laundry room
- 8" spread faucets by Brizo in luxe gold in owner's bathroom & powder room
- Single hole faucets in champagne bronze by Delta in secondary baths
- White elongated toilets
- Designer cabinets in owner's bath, full secondary baths & powder room
- All cabinets will have designer decorative pulls installed
- Laundry has tile flooring, quartz countertops, designer cabinets & decorative pulls, built-in utility sink and faucet in matte black by Delta

KITCHEN

- Designed with quartz countertops & tile backsplash
- Whitehaven single bowl apron farm sink
- Designer professional faucet by Brizo
- Thermador gas range in stainless steel
- Thermador electric wall oven in stainless steel
- Thermador microwave in stainless steel
- Thermador dishwasher in stainless steel
- Electrolux dishwasher in stainless steel in scullery
- Electrolux beverage center in stainless steel in rec room
- Thermador double door refrigerator & freezer in stainless steel
- Custom cabinet range hood
- Disposal & refrigerator connection for ice/water
- Designer cabinets are with dovetail construction & soft-close doors
- Cabinet layout includes stacked uppers, 5-piece drawer fronts, drawer stacks, rolltrays, glass doors, and floating shelves per diagrams & locations

ELECTRICAL

- Structured wiring package incl. prewires to home run to network wiring box
- 110 Outlet & pipe chase installed over fireplace
- 2" pipe chase installed from attic to smart box and crawl to smart box
- Exterior waterproof outlets per code
- Recessed cans over tubs, showers, kitchen & halls
- Custom designer light fixtures throughout
- Smoke detectors & carbon monoxide detectors per code
- Ceiling fan pre-wires are included in the family room, owner's bedroom, office, rec room & rear covered porch
- Low voltage pre-wire package included
- Surface LED in walk-in closets/pantry, laundry & garage

WINDOWS

- Pella Lifestyle Casement windows in aluminum clad black on the exterior and stained black on the interior
- SDL on front and clear on sides & rear

QUALITY ASSURANCE

- Design Selection Studio
- McNeill Burbank Warranty
- McNeill Burbank Warranty Manual
- Pre-construction meeting
- Pre-drywall walk-through
- Pre-settlement orientation/walk-through
- Acceptance meeting