

SELECTIONS:



ADDRESS:

Community:	Serenity Reserve
Street Address:	
City/State:	Youngsville, NC
Zip:	
Lot #:	

BUYER:

Buyer Name:	Spec
Email address:	
Phone Number:	

PLAN INFORMATION:

Plan Name:	Rackley 2
Heated Sqft	3434
Elevation	A
Garage Orientation	Left
Side Load	Yes 2 car front, 2 car side
Brick/Stone Front	Brick

PLAN/STRUCTURAL CHANGES

All brick Painted SW7010 White Duck

Arched Cased Openings - To be Drywall Wrapped

Family Room Built-In - Extend wall and make built-in Arched

SELECTIONS:



FOUNDATION TYPE

Foundation Type	sealed crawl - brick 4 sides
Parged block	Painted - SW7010 White Duck
stone veneer/Brick	Brick - Paint SW7010 White Duck
Vented or Conditioned	conditioned

Garage Specs

Garage Interior Foundation Walls	Brick - painted
Garage Steps	Painted Brick
Garage Handrails	Wrought Iron Vertical if needed by code
Garage Epoxy	Option

FRONT PORCH

Type:	Flagstone/concrete - to the edge
Stairs:	Irregular flagstone tread to edge - Tennessee Buff
Handrails:	Wrought Iron - vertical if needed by code
Ceiling Material:	1x6 T&G
Columns	Stone instead of brick - per plan front only

CEILING HEIGHT

1st Floor:	10'
2nd Floor:	9'

INTERIOR DOOR HEIGHT

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

INSULATION TYPE

	Batt insulation to code
Options	

GUTTERS

Style:	5" gutters w 3"x4" downspouts - Linen
Rain Chain	NA
Pipe out downspouts	Yes

HEADWALL (PER COMMUNITY SPEC)

Required (yes or no)	yes
Brick or Stone	Stone- Shawnee Mountain squared thin stone
Color	
Top Cap (irregular stone, patterned stone, brick or solid stone)	2" thick Bluestone cap

REAR DECK/PORCH

Deck/Covered Porch/Screen Porch	Screen porch
Type:	Brushed concrete with Brick Rollock
Flagstone (irregular or pattern)	Irregular Flagstone
Stairs:	PT wood from BBQ Deck
Handrails:	Wrought Iron Vertical
Picket Material	Wrought Iron Vertical
Ceiling Material:	1x6 T&G - Stained MW2716 Dark Walnut
Columns:	PT wood
Screen Type (phantom, panel, panel w/pickets) - EZ Breeze	Screen Panels
Direction of boards if decking	NA

GRILLING DECK

Type	Deck - Wrought Iron Vertical
size	13 x 9

ROOFING

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

EXTERIOR SIDING

Siding Type	Hardie
Smooth or Textured	Textured
Siding Size	Per Plan
Window Trim	Per plan - Painted SW9127 At Ease Soldier - See diagram on page 12
Mitered Corner	No
Shutters	NA
gable brackets (optional)	NA
Window/Door Headers / Boxes	NA
Crawl Space Door Size	TBD
Options	Louvered vents per plan

LANDSCAPE/GRADING

Grading Dirt Allowance	
Landscaping Allowance	
Landscape Package	
Sod Location	
Community Specs- Determined by ARB	

ALLOWANCES

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

Lumber	
Lighting	\$8350.00
Grading/Dirt	Natural Grade
Landscaping	\$15000.00

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SELECTIONS:



WINDOWS

Style/Manufacturer:	Plygem Per plan -vinyl single hung
Grid Pattern:	4/4 - Whole House
Extension Jambs Per Mfg	by carpenter
Interior Window Color	White
Exterior Window Color	Black
Options	

FRONT EXTERIOR DOOR

Style	DSA - Alexandria 6 Lite TDL - Flemish - Panel Studio
Material:	Mahogany
Size	6/0 x 8/0
Options	
Glass:	Flemish

REAR EXTERIOR DOOR

Style and Material:	Triple French Door - No triple Window
Color:	Black Exterior, White Interior
Size:	2/0 x 8/0
Glass:	No GBG
Options	

REAR SLIDER OPTION

Style and Material:	by parting slider
Color:	Black Exterior, White Interior
Size:	12/0 x 8/0
Options	

EXT. GARAGE SERVICE DOOR

Style and Material:	Steel
Glass:	Half lite
Size:	2/8 x 8/0
Options	

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

GARAGE DOOR OPTIONS

Series:	Amarr- Classica - Northhampton
Color:	White - Paint in SW9127 At Ease Soldier
Size	18 x 8 & (2) 9 x 8
Garage Door Motor Style (side mount or top mount)	top mount belt drive
Garage Keypad: (standard or myq) & Color	yes standard
Glass Option:	Madeira
Options: (hinges, hardware etc)	yes - hardware Maple Creek Handles only

HVAC

System Type	14 seer Trane (or similar)
Gas Type (natural or propane)	Propane
1st floor	Gas
2nd Floor	Electric
Gas Line Locations	(2) Fireplace, Tankless WH and Range
Range Hood/Microwave to be vented	Yes
Vent Pipe Size	6"
Location of first floor HVAC unit - Not under master	
Option	Tankless water heater location - back right corner or 2 car garage

APPLIANCES

Allowance (if applicable)	Platinum GE Cafe appliances
Fuel source	Propane
Color	SS
Range	36" - CGY366P2TS1
Dishwasher	CDT828P2VS1
Microwave	CTC912P2NS1
Single Oven	Combo - above
Hood Vent	Yes - From Cabinet Company
Fridge	NA
Washer/Dryer	NA
Bev Fridge	NA
Ice Maker	NA

SCREEN PORCH FIREPLACE (PER PLAN)

Style/Model	Courtyard - Premium Brown Herringbone - Standard Logs
Vent Style	Ventless
Size	36"
Mantle Style/Type	Site Built 8x8x44" - Stain to match ceiling (Pine)
Hearth Size	No - raise 12"
Surround	Brick Front Only - painted SW9127 At Ease Soldier
Options	

LIVING ROOM FIREPLACE (PER PLAN)

Style/Model	Heatilator - Crave - Clean Trim - Black Glass Interior Panels - Amber Stone - No logs
Vent Style	Direct Vent
Passive Heat Kit (top/side)	Yes - like haymarket - top
Size	60"
Mantle Style/Type	Site Built 8x4x Width of tile to tile - Stained to match Flooring
Surround	Tile
Hearth Size	No - Raise 18 1/8" so that fireplace top is at 38" - See Diagram
Options	

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SELECTIONS:



ELECTRICIAL FIXTURE PACKAGE

Vendor:	Ferguson
Allowance Amount:	8350.00
Includes all lighting except recess cans	

ELECTRIC

Ceiling Fan Prewire Locations:	Screen Porch, Family Room, Primary Bedroom, Bedrooms 2, 3, 4 and Rec Room
Ceiling Fan Install Locations: **We cannot guarantee balance on down rods longer than 3 feet. Any wobble that occurs is normal and not covered under warranty.	Screen Porch, Family Room, Bedroom 2, 3, 4 and Rec Room
Under Cabinet Lighting:	Yes - Kitchen and Pantry (2) Floating Shelves
Plug Mold	Yes
Toe Kick Lights	Yes - kitchen perimeter, island, pantry, primary bathroom vanity
Switch Style	Rocker
Baseboard Outlets	First Floor Only
Flood Lights:	3
Tape Lights/Locations (optional)	Stair tread, family room floating shelves, Kitchen Uppers and Pantry Shelves
Recess Cans - Kitchen:	4
Recess Cans - Family Room:	4
Recess Cans - Bathrooms over tubs/showers:	5
Recess Cans - Master Bedroom:	4 in bedroom 2 in bathroom 2 in closet
Recess Can - Front Porch	1
Recess Cans - 1st Floor Hallway:	2
Recess Cans - 2nd Floor Hallway:	3
Recess Cans - Additional (optional/location)	2 in pantry 2 in laundry 2 in stairway
Flushmount lighting (LED Disk):	all closets - except primary
Pendant Lights Prewired:	5
Pendant Lights Installed:	5
200/400 Amp Service:	200
Car Charging Outlet in garage	Yes
Prewire screen porch heater	Yes
Soffit Lights to match trim (optional/location)	no
Generator Prewire	no

GENERATOR INFO (OPTIONAL)

Vendor:	NA

LOW VOLTAGE

Cat6:	7
Chase Pipe for Cable Locations:	FR over Fireplace
Telephone Outlets:	NA
Access Points	Options
Water Heater (tankless control panel) - Location behind laundry room door	tankless- remote behind laundry door
Door Bell	ring
Smart box hub (location)	Tech Room
Lighted Niches	No

SELECTIONS:

PLUMBING	
Kitchen:	
Kitchen Faucet Style	Moen Cia - MotionSense
Kitchen Faucet Color	Brushed Gold
Pot Filler	NA
Kitchen Sink Soap Dispenser	Yes - S3947BG
Kitchen Sink cup washer	NA
Master Bath:	
Master Shower style:	Zero Entry
Shower Head Size & Style - qty	Moen Colinet - Chrome Model: UTS244202EP Item: bci4254979
Handheld	Moen Multi Function Hand Shower - Chrome Model: 3667EP Item: bci2223438
Master shower drain style & location	Square - Chrome
Master Bathroom Vanity Fixture Spread/Color (2)	Moen Colinet Widespread - Chrome Model: TS44102 Item: bci4109163
Master Bath Tub	Signature Hardware Model: 480866 Item: bci3491067
Master tub Faucet Style/Color	Moen Colinet Wallmount - Chrome Model: WTS44501 Item: bci4392994
Toilet Lever	Model: YB0501CH Item: bci4109310
Guest Suite Bath	
Shower/Tub Style	Zero Entry - Square Drain Chrome
Shower Head size & Fixture	Moen Cia - Chrome Model: UT4362EP Item: bci4830736
fixture Style/Spread/Color	Moen Cia - Chrome Model: TV6222 Item: bci5171158
Toilet Lever	Model: YB0801CH Item: bci2200280
Secondary Bath 3	
Shower/Tub Style	Bootz
Shower Head size & Fixture	Moen Gibson - Chrome Model: UT3003EP Item: bci4255087
fixture Style/Spread/Color	Moen Gibson Widespread - Chrome Model: TV6142 Item: bci4877447
Toilet Lever	Model: YB0801CH Item: bci2200280
Secondary Bath 4	
Shower/Tub Style	Bootz
Shower Head size & Fixture	Moen Gibson - Chrome Model: UT3003EP Item: bci4255087
fixture Style/Spread/Color	Moen Gibson Widespread - Chrome Model: TV6142 Item: bci4877447
Toilet Lever	Model: YB0801CH Item: bci2200280
Pantry: (per plan)	
Faucet Style/Color	NA
Powder Room (per plan)	
Powder Room Fixture Style/color	Moen Cia Single Hole - Chrome Model: 6221EW Item: bci4249026
Toilet Lever	Model: YB0801CH Item: bci2200280
Laundry Room: (per plan)	
Laundry Faucet Style/Color	Moen Align - Brushed Gold Model: 5965BG Item: bci3543544



PLUMBING MISC:

Water Heater & Remote (tankless only for Reni)	Tankless - in 2 car garage far right corner
Toilet Style	elongated comfort height
Garbage Disposal	NA
Hose bibs	3

SINK TYPES:

Kitchen:	Undermount 33" Model: RVH8303 Item: bci4833321
Downstairs Powder (per plan)	Freestanding Console Sink - Chrome Model: KVBH312271 Item: bci4562560
Pantry (per plan)	NA - No sink in Pantry
Laundry (per plan)	SS undermount
Master Bath Sink	Rectangle Undermount
Secondary Bathrooms	Rectangle Undermount
Wet Bar Sink (per plan)	NA

MIRRORS

Allowance:	\$1200.00
Master Bath - (2) 30x60 Black	Rectangle Mirror
Guest Bath - 30x60 Silver	Silver Rectangle Mirror
Up Powder Room - 30x60 Black	Rectangle Mirror
Bath 3 - 30x60 Silver	Silver Rectangle Mirror
Bath 4 - 30x40 Silver	Oval Mirror

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SELECTIONS:



BATHROOM HARDWARE	
Master Bath Hardware	
Shower Door Style	Frameless - 4x8 panel
Hardware Style/Color	Moen Colinet - Chrome
Toilet Paper	Model: YB0508CH Item: bci4109349
Towel Rings (2)	Model: YB0586CH Item: bci4123823
Towel Hooks (2)	Model: YB0503CH Item: bci4109376
Guest Suite Bath Hardware	
Shower Door Style	Semi-Frameless
Tub Rod Style/Color	Chrome
Hardware Style/Color	Moen Align - Chrome
Toilet Paper	Model: YB0408CH Item: bci2377243
Towel Rings	Model: YB0486CH Item: bci2377246
Towel Bar	Model: YB0403CH Item: bci2377242
Secondary Bath Hardware 3	
Shower Door Style	Tub
Tub Rod Style/Color	Rod - Chrome
Hardware Style/Color	Moen Align - Chrome
Toilet Paper	Model: YB0408CH Item: bci2377243
Towel Rings	Model: YB0486CH Item: bci2377246
Towel Bar	Model: YB0403CH Item: bci2377242
Secondary Bath Hardware 4	
Shower Door Style	Tub
Tub Rod Style/Color	Rod - Chrome
Hardware Style/Color	Moen Align - Chrome
Toilet Paper	Model: YB0408CH Item: bci2377243
Towel Rings	Model: YB0486CH Item: bci2377246
Towel Bar	Model: YB0403CH Item: bci2377242
Powder Room	
Shower Door Style	NA
Tub Rod Style/Color	NA
Hardware Style/Color	Moen Align - Chrome
Toilet Paper	Model: YB0408CH Item: bci2377243
Towel Rings	Model: YB0486CH Item: bci2377246
Towel Bar	NA

DOOR HARDWARE OPTIONS	
Hinges:	Chrome
Lock style:	Pismo Square - Kwikset
Lock Color:	Chrome
Front Door Lock Style:	San Clemente Handle Set - Kwikset
Front Door Lock Color:	Chrome
Garage Entry Door Style	Square Halifax Lever - Kwikset
Garage Entry Door Color	Chrome

SELECTIONS:



CABINETS

Level or Allowance:	Level 4 - Integrity
Style:	Shaker
Kitchen Perimeter Cabinet (to Ceiling) Color	Spanish Moss
Kitchen Island Cabinet Color	Cavern
Pantry	Spanish Moss
Laundry Room Color	Spanish Moss
Family Room	NA - Floating Shelves
Master Bath Cab Color	Cavern
Guest Bath Cab Color	Ivory
2nd Floor Hall Bath	Kingston Brass - Chrome Model: KVBH312271 Item: bci4562560
Bed/Bath 3	Sahara
Bed/Bath 4	Fog
Cabinet Crown (option)	Cove - Only in laundry Kitchen to match house crown
Lightrail (option)	Yes
Cabinet Door Hardware	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)	Yes
Appliance Panels (option)	No
Hood Vent	Panel - Decorative Range Hood DWH36_RF Cavern

COUNTERTOPS

Kitchen Perimeter Level	Level 1 Granite
Kitchen Perimeter Color:	Black Pearl Honed
Kitchen Island Level:	Level 1 Granite
Kitchen Island Color	Black Pearl Honed
Family Room	NA
Pantry	NA
Master Bath Level	Level 1 Granite
Master Bath Color	Black Pearl Honed
Laundry Room Level	Level 2 Quartz
Laundry Room Color	Level 2 Quartz Calacatta Gold
Guest Suite Bath Level	Level 2 Quartz
Guest Suite Color	Level 2 Quartz Calacatta Gold
2nd Floor Hall Bath	NA
Bed/Bath 3 Level/Color	Level 2 Quartz Calacatta Gold
Bed/Bath 4 Level/Color	Level 2 Quartz Calacatta Gold
Edges	½ Bevel
4" countertop splash	all bathrooms

CABINET HARDWARE

Kitchen	Brushed Gold - 387-96BG
Laundry	Brushed Gold - 387-96BG
Primary Bathroom	Chrome - 484-192224PC
Guest Bathroom	Chrome - 798-128PC
Mudroom Drop Zone	(3) Brushed Gold - 387-96BG
Mudroom Bench (Amazon)	<u>Champagne Bronze Hooks (5)</u>
Bathroom 3	Chrome - 686-96PC
Bathroom 4	Chrome - 929-192PC
Loft Bench	(4) Brushed Gold - 663-128SBZ

SELECTIONS:

BACKSPLASH

Backsplash - Kitchen	Level 1 Granite Black Pearl Honed 4" with ½ bevel edge around perimeter. On top of 4" countertop transition to straight stack 4x4 Tile. Behind the range run the black pearl up to the hood and add a 4"D spice ledge center of the range and hood height.
	Level 5 to Ceiling
Model/Style/Size	Daltile Zellige Neo 4x4
Color	ZL08 Argilla
Pattern	Straight Stack
Grout	Custom - Driftwood 543
Schluter	NA
Backsplash - Pantry (per plan)	
Style/Model/Color	NA

MASTER BATH FLOOR

Tile Level	Level 2
Style	Daltile
Model/Size	CF Choice (Cabris) 12x24
Color	CS22 Fair
Pattern	½ offset parallel to vanity
Grout	Custom - Ash 642
Schluter	

MASTER BATH SHOWER PAN ZERO ENTRY

Tile Level	Level 1
Style	Daltile
Model/Size	CF Choice (Cabris) 2x2
Color	CS22 Fair
Grout	Custom - Ash 642
Schluter	

MASTER BATH SHOWER SURROUND

Tile Level	Level 7
Style/Model	Emser
Size/Color	Parkview Astral Rectified Polished 12x24
Pattern	Straight Stacked Horizontal to height of ledge behind tub (36")
Grout	Custom - Ash 642
Schluter	ATG - Polished Nickel
Tile Niche (size/location)	(3) Schluter Corner Shelf - Pentagonal - Wave - Dark Anthracite : Installed between grout joints
Accent above Ledge	Emser LV 5 Kaizen Pewter Satin 9x5 Straight Stacked Vertical Grout - Custom: Truffle 540



GUEST SUITE BATH FLOOR

Tile Level	?
Style	Byrd
Model/Size	Anatolia Soho Dimond Pattern
Color	Morning Blend Matte
Pattern	Mosaic
Grout	Custom - Ash 642
Schluter	AE

GUEST SUITE SHOWER PAN

Tile Level	?
Style	Byrd
Model/Size	Anatolia Soho Dimond Pattern
Color	Morning Blend Matte
Grout	Custom - Ash 642

GUEST SUITE SHOWER SURROUND

Tile Level	?
Style	Byrd
Model/Size	Anatolia Soho 4x16
Color	Vintage Gray
Pattern	Straight stacked
Grout	Custom - Ash 642
Schluter	AE
Tile Niche (size/location) - optional	Opposite of Plumbing

BED/BATH 3 BATH FLOOR

Tile Level	Level 2
Style	Emser
Model/Size	Caru 13x13
Color	Colina and Lampa Matte
Pattern	Diagonal (checkered)
Grout	Custom - Ash 642
Schluter	AE

BED/BATH 3 BATH TUB SURROUND

Tile Level	Level 4 to ceiling
Style	Emser
Model/Size	Pigmenta Dye GL 3X12
Pattern	2 rows Vertical Straight Stacked 2 rows Horizontal Straight Stacked
Grout	Custom - Ash 642
Schluter	AE
Tile Niche (size/location)	Opposite of plumbing

SELECTIONS:



BED/BATH 4 FLOOR

Tile Level	?
Style	Byrd
Model/Size	Anatolia Soho Plaid Pattern
Color	Afternoon Blend
Pattern	Mosaic
Grout	Custom - Ash 642
Schluter	AE

BED/BATH 4 TUB SURROUND

Tile Level	?
Style	Byrd
Model/Size	Anatolia Soho 4x16
Color	Gallery Gray
Pattern	Vertical Straight Stacked
Grout	Custom - Rolling Fog 544
Schluter	AE
Tile Niche (size/location) - optional	Opposite of Plumbing

HALL POWDER ROOM SURROUND

Tile Level	LV 6 - Behind vanity wall only, to ceiling
Style	Emser
Model/Size	Teramor Groove 12x47
Color	Nero
Pattern	Straight stacked
Grout	Custom - Charcoal 60
Schluter	NA
Tile Niche (size/location) - optional	NA

FIREPLACE SURROUND

Tile Level	Level 6 - to ceiling
Style	Emser
Model/Size	Teramor Groove 12x47
Color	Fulvo
Pattern	Straight Stacked
Grout	Custom - Driftwood 543
Schluter	

CARPET

Level	Level 2
Model/Style	Mohawk Authentic voice - birdbath
Padding	8lb
Bedroom 2/Closet	NA
Bedroom 3/Closet	yes
Bedroom 4/Closet	yes

HARDWOOD/LVP/LAMINATE

Level	Level 2 Eng Hwd
Model/Style	Mohawk TecWood - Camden Isle - London Fog
Thickness	1/2"
Foyer	Yes - Herringbone Foyer Only
Family Room/Living Room	Yes
Kitchen	Yes
Dining Room	Yes
Pantry	Yes
Mud Room	Yes
Laundry	Yes
Master Bedroom & Closet	Yes
Guest Suite & Closet	Yes
Second Floor Hallway/Loft	Yes
Game Room	Yes
Powder Room	Yes
Stair Landing per plan	NA

SELECTIONS:



TRIM STYLE	
Interior Door Style (standard or upgraded)	Logan 2 panel
First Floor Crown Molding (size)	7" MDF Cove Crown
Second Floor Crown Molding (size)	5" MDF Cove Crown
First Floor Baseboard (size)	1x10 - MDF
Second Floor Baseboard (size)	1x8 MDF
Stair Treads	White oak - Square Edge
Rail Type	Open Tread
Hand Rail Style	684 stain to match floors
Newel Post	square 4000
Picket Style	Black horizontal tubular railing - HFSTB4.1.1-5
Casing	1x4 MDF - Doors only, not arched openings
Cased Windows	1x4 Casing Picture Frame
Shelves (Face Frame or Routed)	MDF - routed throughout
Pantry Shelving 12" or 16"	12"
Master Closet Pull down (yes or no)	No
Master Closet 2 drawer stacks	TBD
Stain grade material (maple, birch, white oak etc)	
Height for floating shelves (through out)	
Book Shelves	Book Shelves
Garage	Base Boards

TRIM INSTALLED BY ROOM	
Interior Trim Labor Allowance	\$9000.00
Crown Molding	all rooms except pantry and secondary closets
MDF/Birch/Maple	
Family Room/Fireplace	Base Cabinet - ACC to match the Island Selection: Chestnut Top - to Match Cabinets Shelves - White Oak stained to Match Cabinet by Trim Carpenter See Diagram
Mudroom	Bench - Stained to match Hardwoods Cubbies below bench - 3 open cubbies Behind Bench - Bead board with 3 hooks Upper Cubbies - 3 Arched cubbies Paint - SW7048 Urbane Bronze See Diagram
Mudroom Drop Zone	Base Cabinets - 3 drawer base by trim carpenter Top - White oak stained to match hardwoods Corkboard - Trim out around the cork board, board to be purchased by KHH Paint - SW7048 Urbane Bronze See Diagram
Accent Wall in Master - Ceiling	Yes - See Diagram
Accent Wall Bedroom 2 - Ceiling	Yes - See Diagram
Pantry	(2) Floating Shelves above Base Cabinets, Paint to match Cabinet 12" Pantry Shelving parallel to base cabinets
Loft - No Desk	Book Shelf - L shaped, Top Row of Shelves to have Arches. Painted - Urbane Bronze SW7048 See Diagram
Loft Bench	Bench - 4 Drawers, Wall to wall Bench. Painted SW7048 Urbane Bronze Top - Painted SW7048 Urbane Bronze. See Diagram
Laundry	(1) White oak Shelf - Stained to match HW (1) Hanging Rod

SELECTIONS:



INTERIOR COLORS

Vendor	Sherwin Williams
Walls	SW7040 Shoji White
Ceiling	SW7005 Pure White
Trim	SW7005 Pure White
Interior Doors	SW7005 Pure White
handrails & newels	Stained to match HW
Oak Stair Treads	Stained to match HW
Pantry Shelves	Painted to match cabinet color
Mudroom	SW7048 Urbane Bronze
Drop Zone	SW7048 Urbane Bronze
Loft - Book Shelf and Window Seat	SW7048 Urbane Bronze
Laundry Shelves	Stained to match Flooring
Front Door	MW2716 Dark Walnut

EXTERIOR COLORS

Siding (size)	SW7010 White Duck
Shake	NA
BB	NA
Wood Accent Siding - Per Siding Plan	MW2716 Dark Walnut
Trim	SW9127 At Ease Soldier
Front Door	MW2716 Dark Walnut
Gable Accent - See Siding Plan and Rendering	MW2716 Dark Walnut SW9127 At Ease Soldier
French Door (outside)	SW9127 At Ease Soldier
Stone/Brick	Brick - SW7010 White Duck
Front Porch Flagstone	Tennessee Buff
Screen Porch Flagstone	NA
Shingles	Weathered Wood
House Numbers in Black	yes
Gutters	Linen
Garage Doors	SW9127 At Ease Soldier
Garage Service Door	SW9127 At Ease Soldier
Garage Steps	Brick - SW7010 White Duck
Deck Railing	Wrought Iron - vertical if needed by code
Front Porch Ceiling	SW9127 At Ease Soldier
Screened Porch Ceiling	MW2716 Dark Walnut
Screen porch stairs/BBQ Deck	PT Wood
Window Color	Black
Foundation Color	SW7010 White Duck
Headwall Colors	Stone- Shawnee Mountain squared thin stone

SIDING DIAGRAM



Due to unforeseen circumstances and today's current market, the above selections may change without notice but will remain the same or higher.

ELECTRICAL DIAGRAM

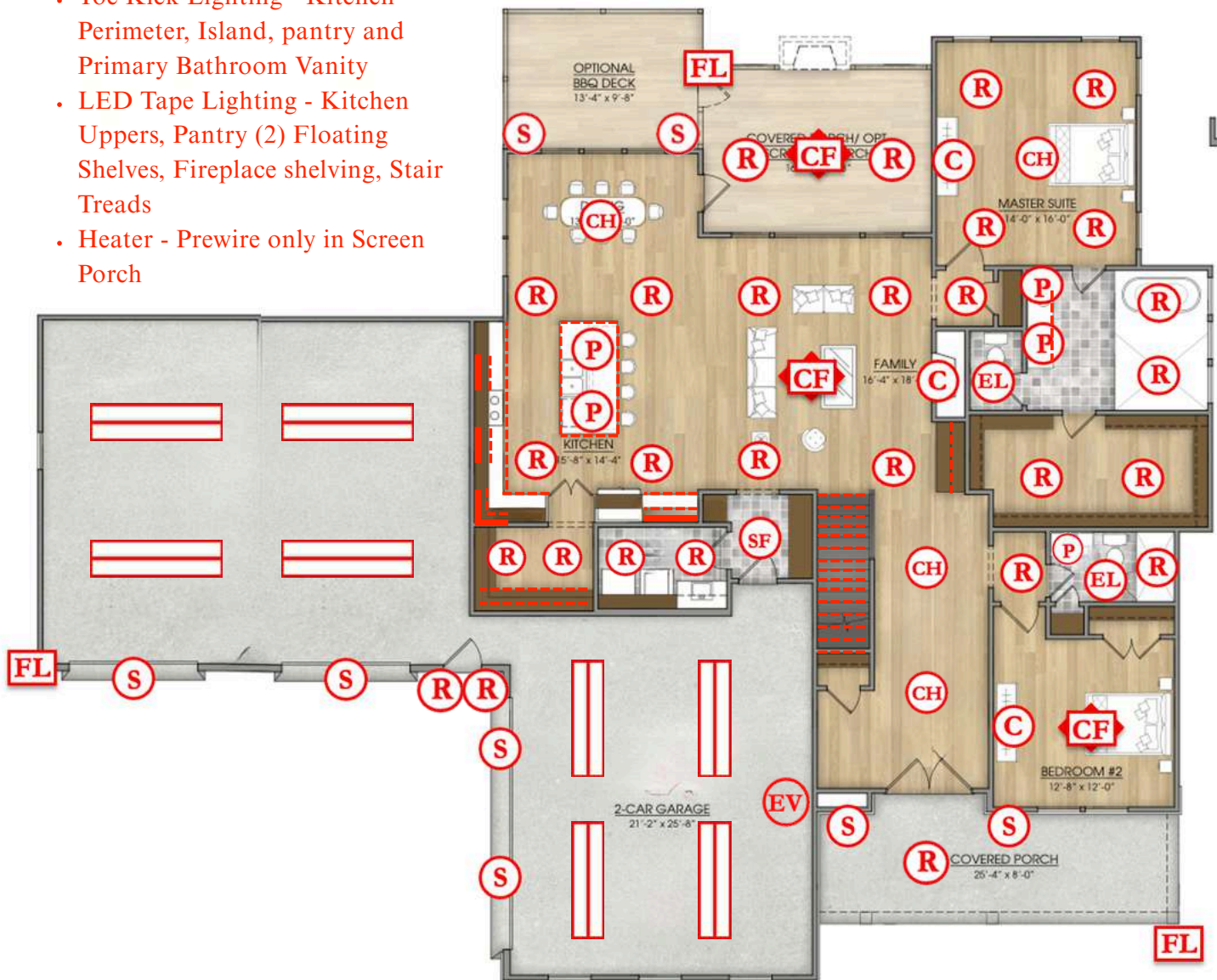


 ELECTRICAL DIAGRAM SYMBOL KEY			
	= RECESSED CAN LIGHT		= CHANDELIER/ HANGING LIGHT
	= 4" MINI RECESSED CAN LIGHT		= EXHAUST FAN/LIGHT COMBO
	= PENDANT		= SCONCE
	= CAT 6		= 110V OUTLET
	= Plug Mold		= KEYLESS LIGHT
	= CAT-5E ETHERNET JACK		= LED TAPE LIGHTING
	= CEILING FAN PREWIRE W/ FLUSHMOUNT INSTALLED		= 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		= VANITY LIGHT
	= FLUORESCENT LIGHT		= SPEAKER PREWIRE
	= BEDSIDE OUTLET/SWITCH		= PAY SPECIAL ATTENTION TO
	= LED DOWN LIGHT		= CAR CHARGER

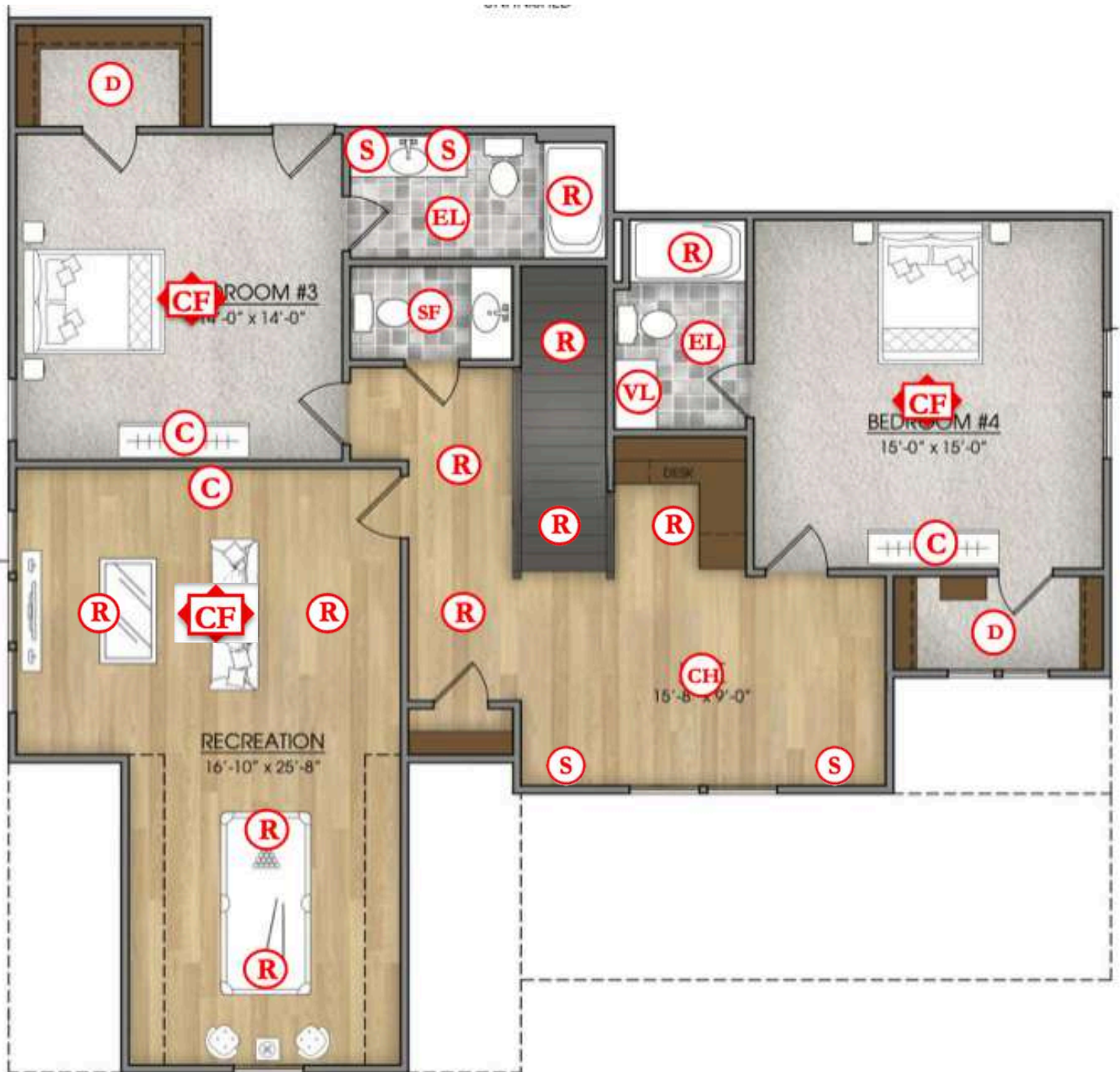
ELECTRICAL DIAGRAM



- Baseboard Outlets - 1st floor only
- Rocker Switches - Whole House
- Dimmer - Screen Porch and Primary Bedroom Cans
- Plug Mold - Kitchen
- Toe Kick Lighting - Kitchen Perimeter, Island, pantry and Primary Bathroom Vanity
- LED Tape Lighting - Kitchen Uppers, Pantry (2) Floating Shelves, Fireplace shelving, Stair Treads
- Heater - Prewire only in Screen Porch



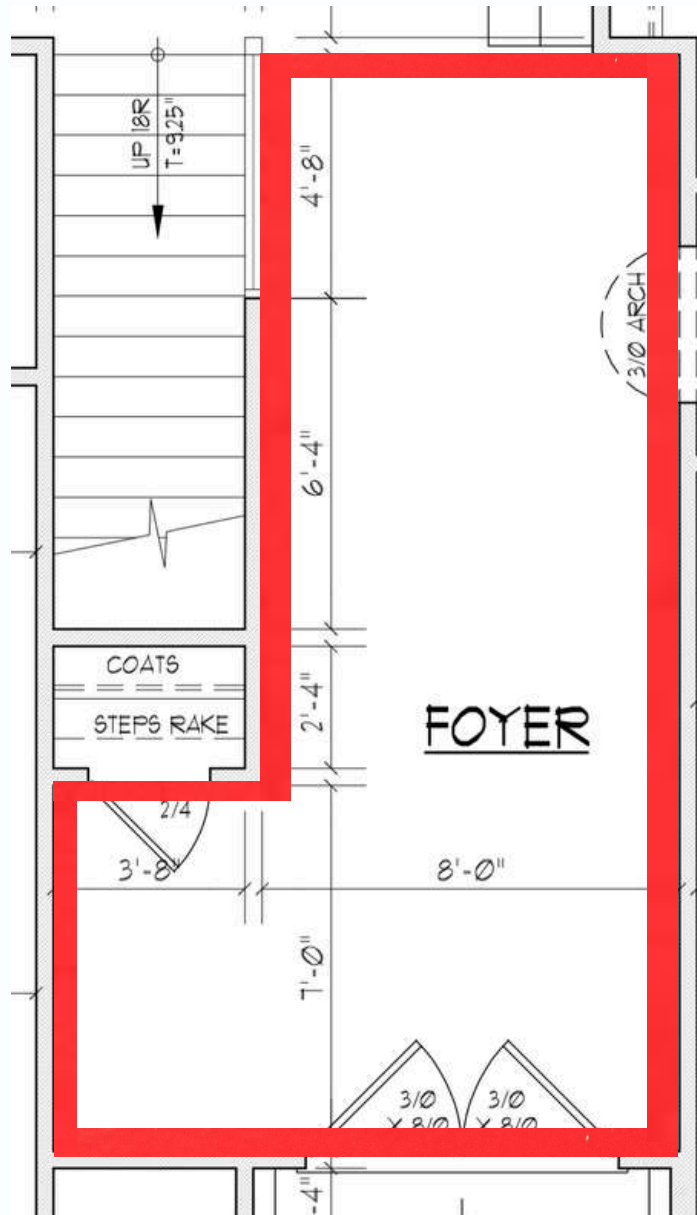
ELECTRICAL DIAGRAM



FOYER - HERRINGBONE FLOOR

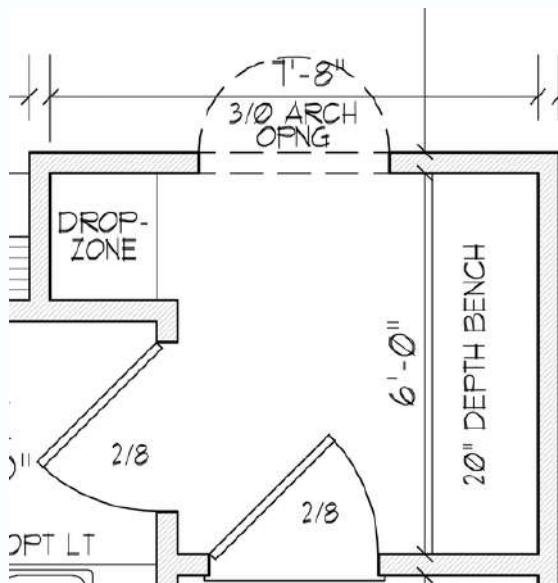


Boarder with herringbone inside. Run horizontal
- Foyer only



TRIM DIAGRAMS

MUDROOM BENCH



Mudroom

Bench - Stained to match Hardwoods

Cubbies below bench - 3 open cubbies

Behind Bench - Bead board with 3 hooks

Upper Cubbies - 3 Arched cubbies - front only

Paint - SW7048 Urbane Bronze



Drop Zone

Base Cabinets - 3 drawer base by trim carpenter

Top - White oak stained to match hardwoods

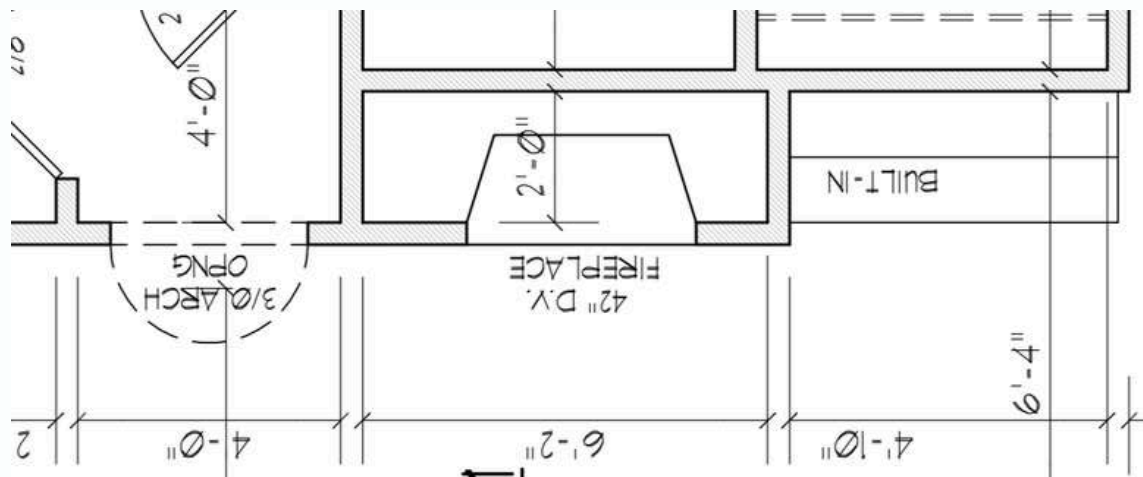
Corkboard - Trim out around the cork board, board to be purchased by KHH

Paint - SW7048 Urbane Bronze

TRIM DIAGRAMS



FAMILY ROOM BUILT-INS



Family Room Built-Ins

Fireplace

- Top of Clean face Trim of firebox at 35 5/8"
- Top of 4" Thick Mantle at 51 1/2"

Shelves

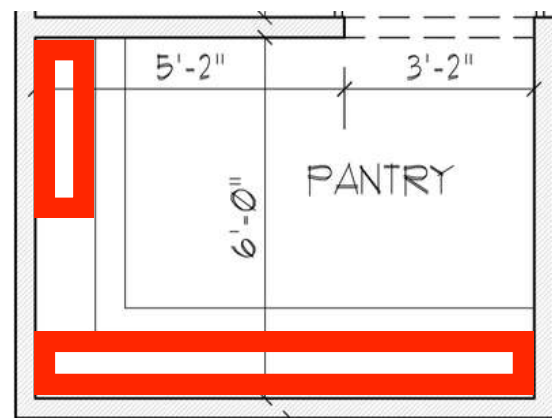
- White Oak stained to Match Flooring by Trim Carpenter
- 4" Thick Shelves with 13 3/16"H between each shelf

TRIM DIAGRAMS - PANTRY



Pantry

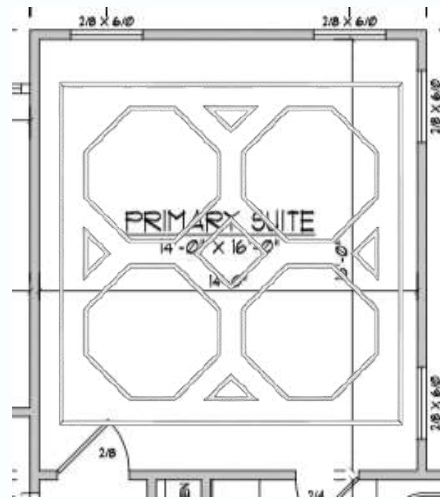
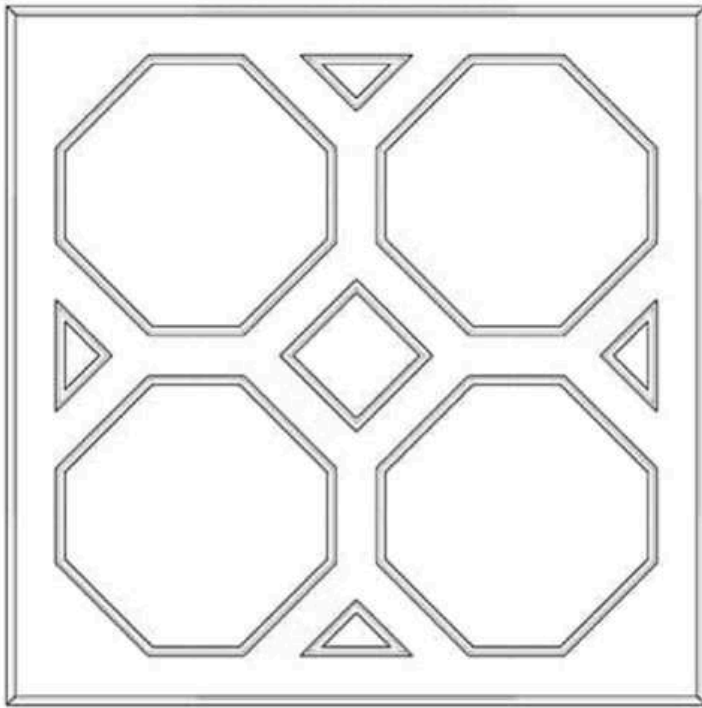
- Butcher Block Countertop
- (2) MDF Shelves - Paint to Match Cabinets
- Tall Shelving (5) - If space Allows - Paint to Match Cabinets



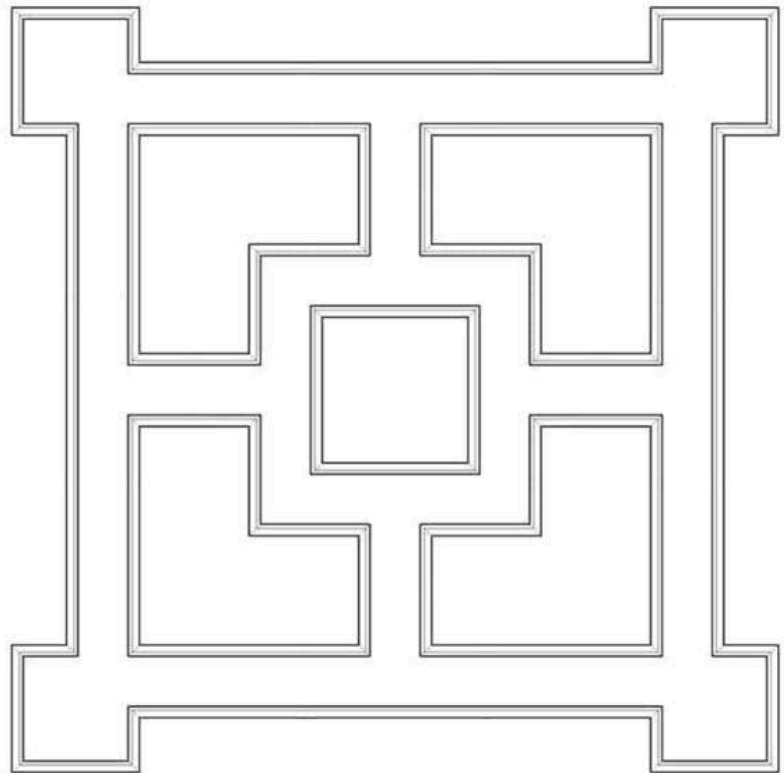
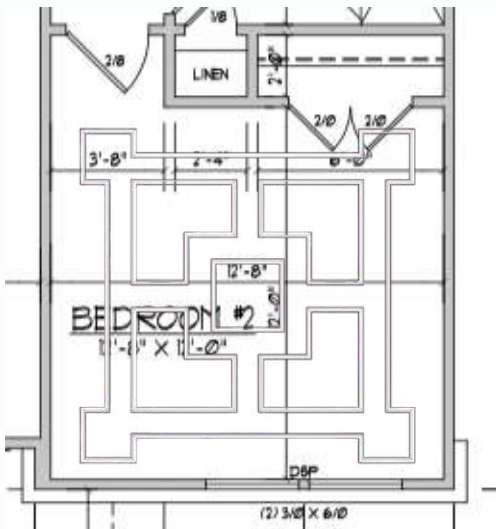
TRIM DIAGRAMS



MASTER BEDROOM - CEILING ACCENT



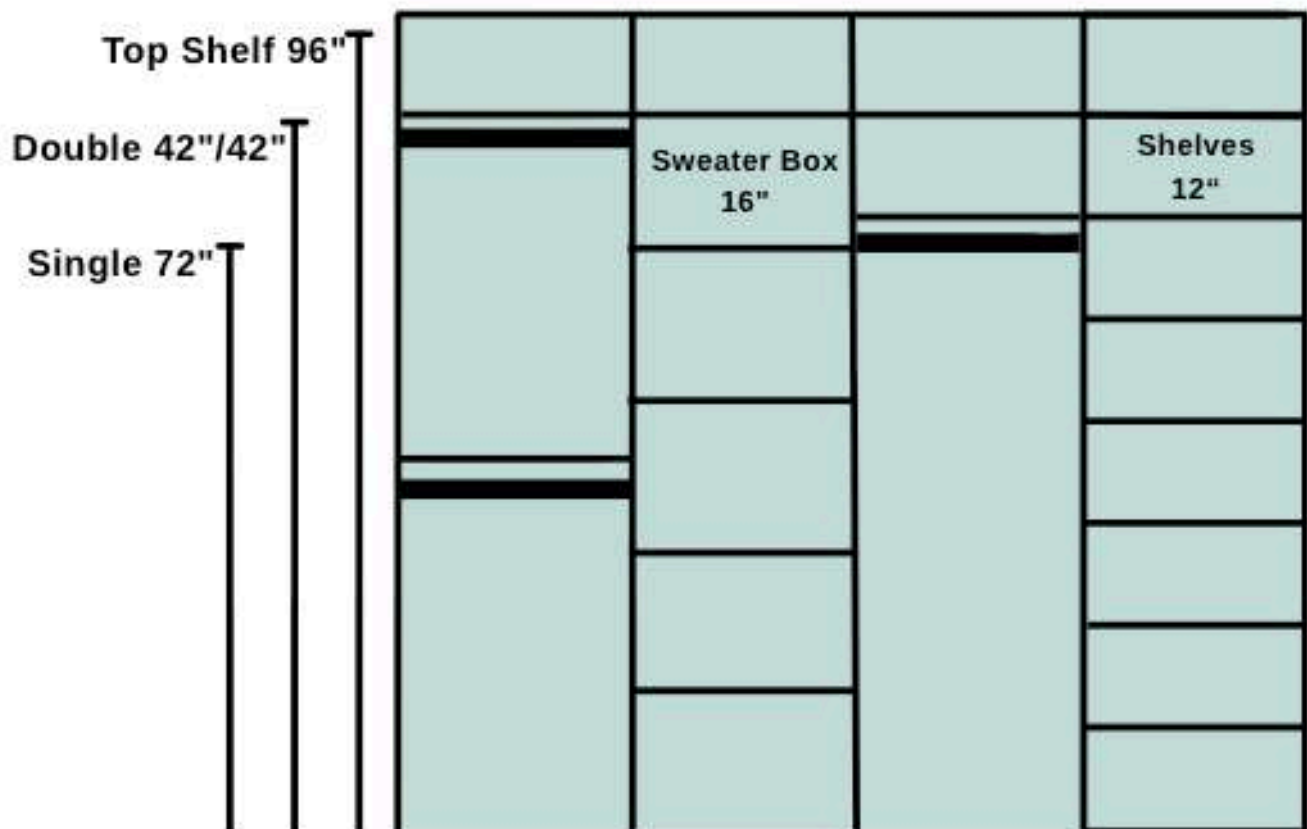
GUEST SUITE - CEILING ACCENT



TRIM DIAGRAMS - CLOSET KEY

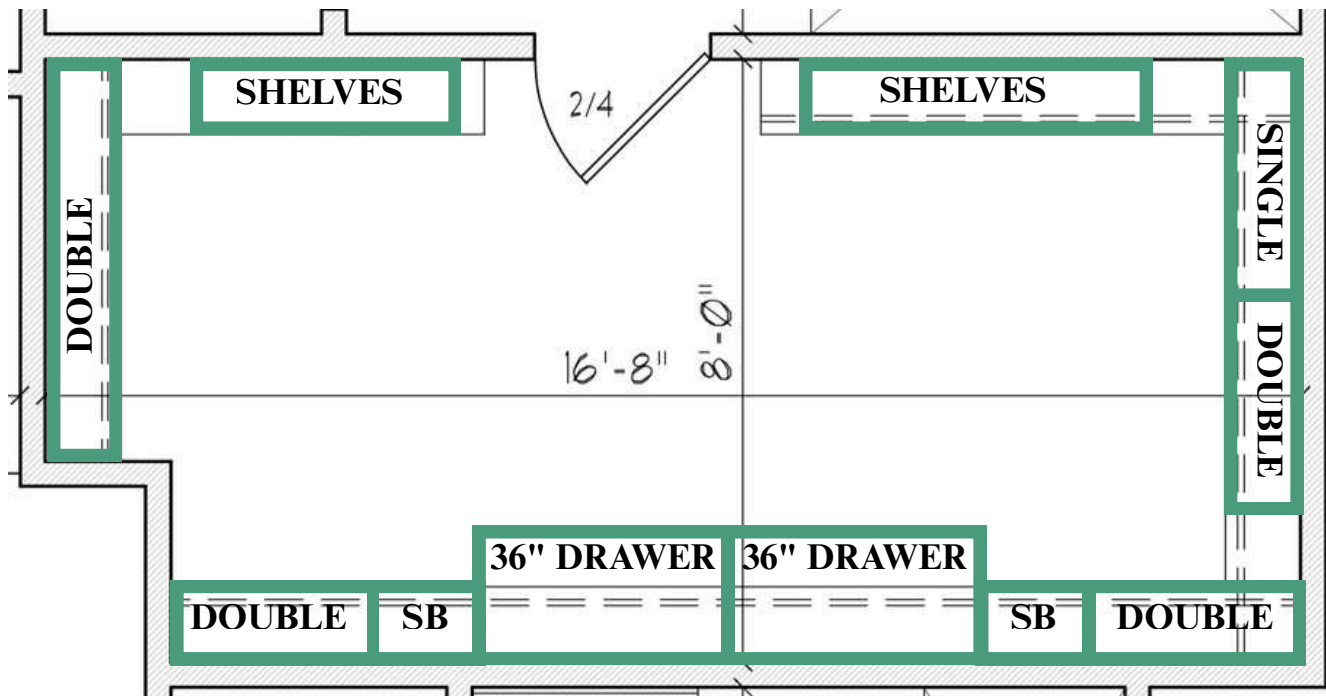


CLOSET KEY	
CLOSET HEIGHT	TOP OF SHELF AT 84"
DOUBLE	(2) 42"/ 84" TOP OF SHELF
SINGLE	72"/ 84" TOP OF SHELF
SWEATER BOX	(5) 16" SHELVING/84" TOP OF SHELF
SHELVES (OPTIONAL)	(7) 12" /84" TOP OF SHELF
DRAWERS (OPTIONAL)	COUNTERTOP HEIGHT
TOP CUBBY STORAGE (OPTIONAL)	TOP OF SHELF AT 96"



Due to unforeseen circumstances and today's current market, the above selections may change without notice but will remain the same or higher.

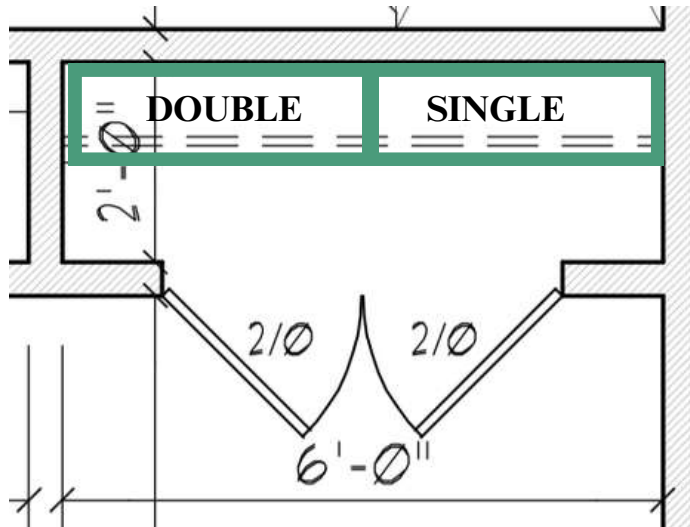
TRIM DIAGRAMS - PRIMARY CLOSET HEIGHT 96"



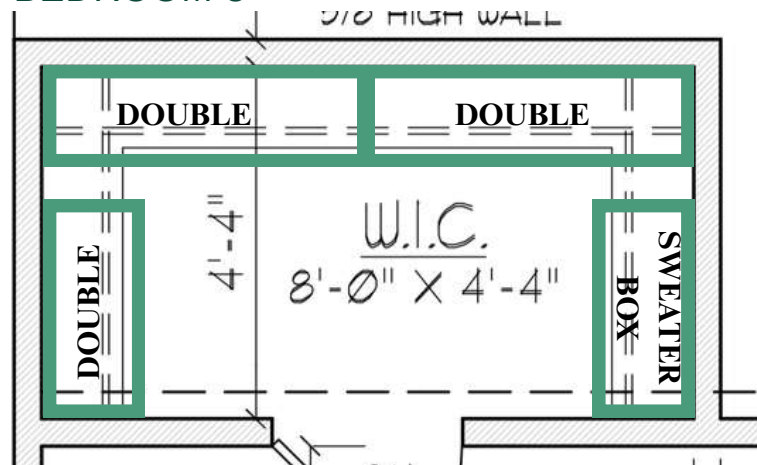
TRIM DIAGRAMS - SECONDARY CLOSETS HEIGHT 84"



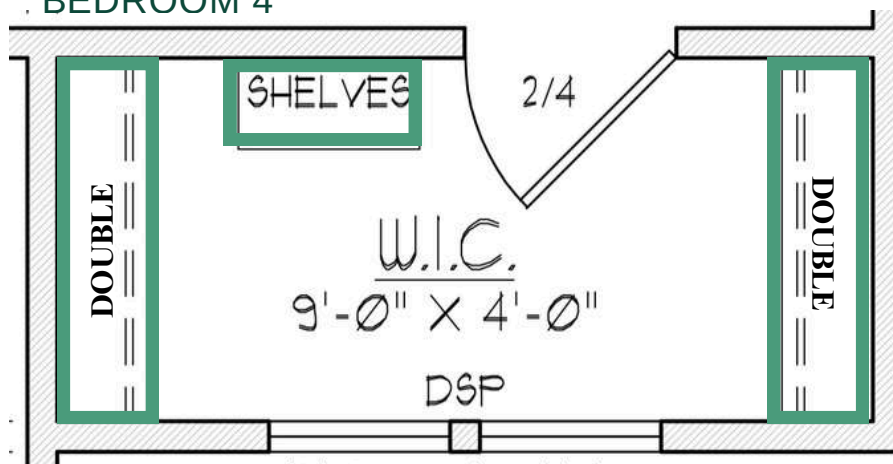
GUEST ROOM



BEDROOM 3

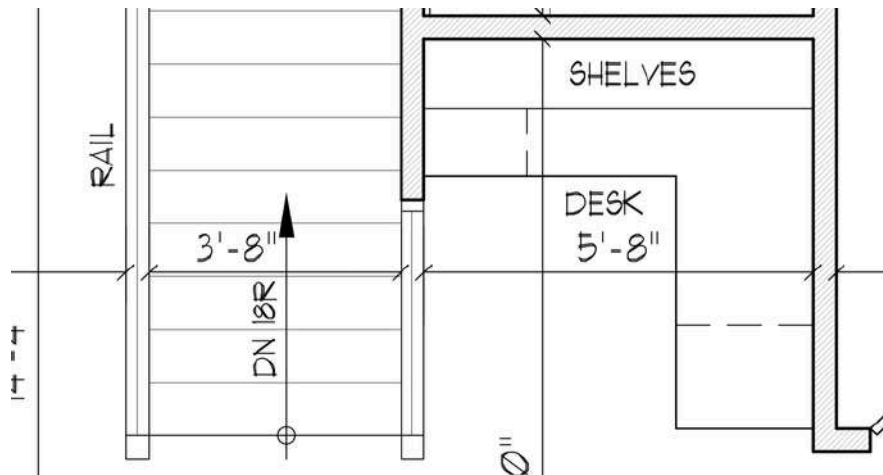


BEDROOM 4



TRIM DIAGRAMS

LOFT BUILT-INS (NO DESK)



Loft Built-Ins (No Desk)

Book Shelf - L shaped, Top Row of Shelves to have Arches.

Painted - Urbane Bronze SW7048

TRIM DIAGRAMS

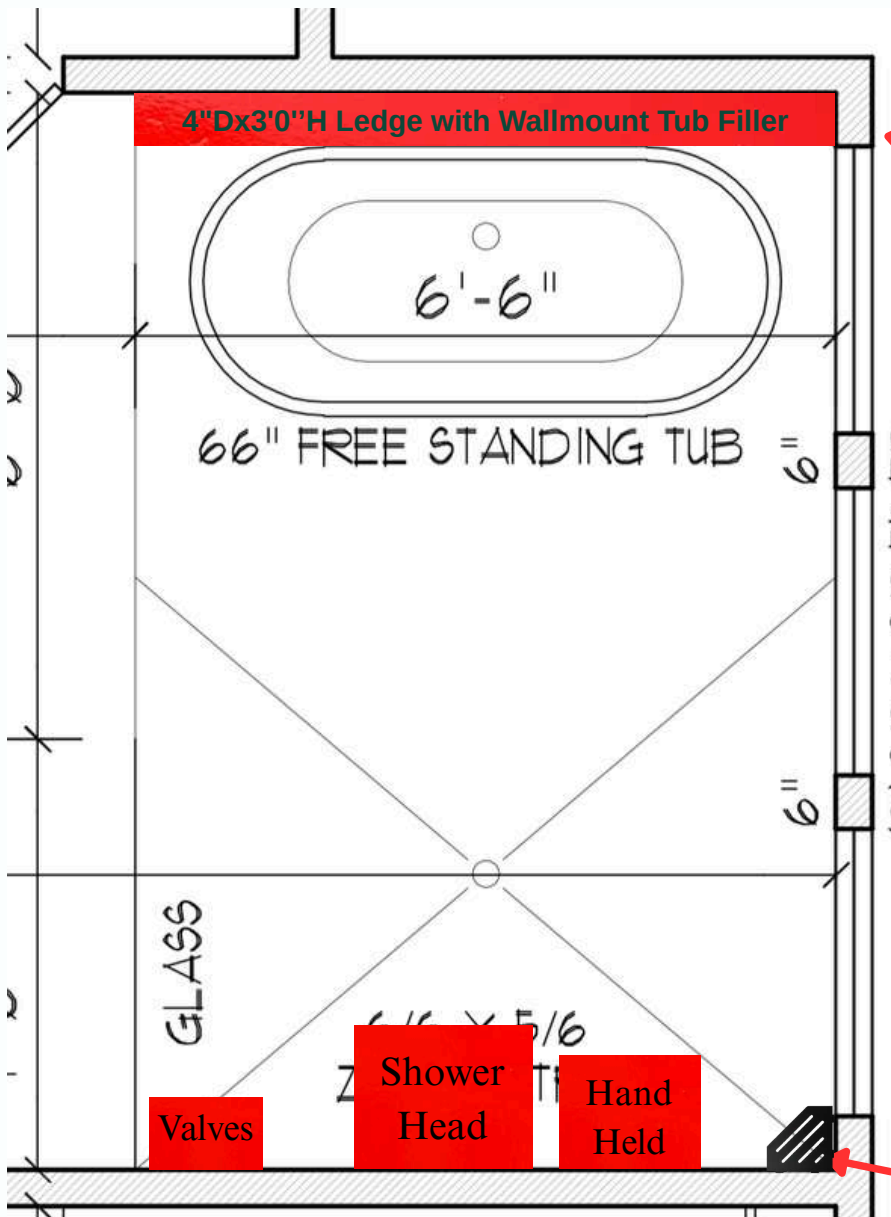
LOFT BUILT-INS - WINDOW SEAT



Window Seat

Bench - 4 Drawers, Wall to wall Bench. Painted SW7048 Urbane Bronze
Top - Painted SW7048 Urbane Bronze.

MASTER BATHROOM - TILE AND PLUMBING



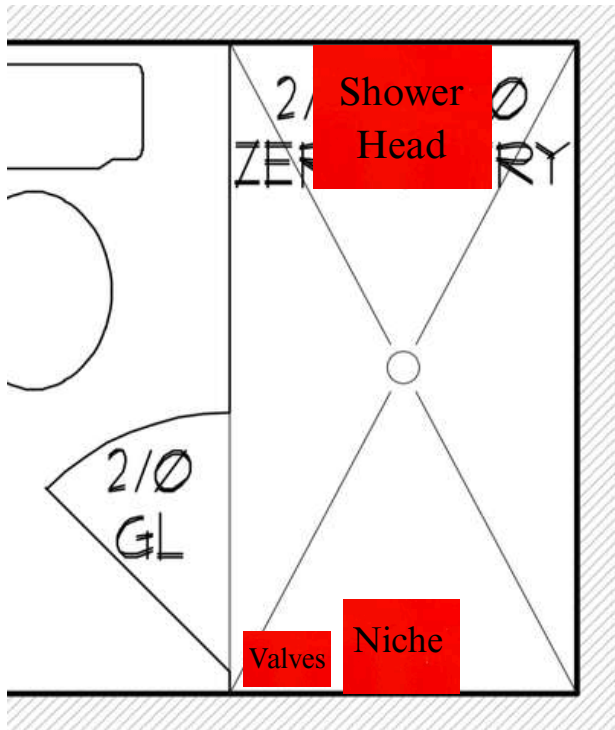
All Walls to have
12x24 horizontal
straight stack to 36".
Transition to 9x5 tile
above 36" H of the
12x24 tile.

3 Schluter Corner
shelf in Grout Joints

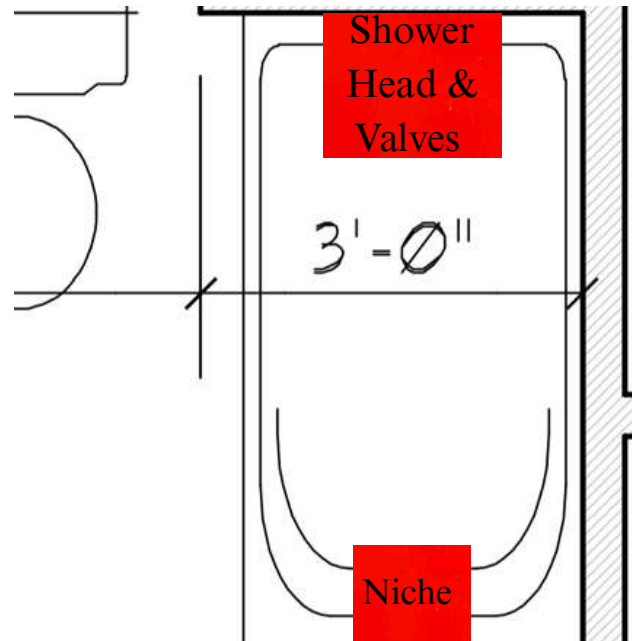


BATHROOM PLUMBING LOCATIONS

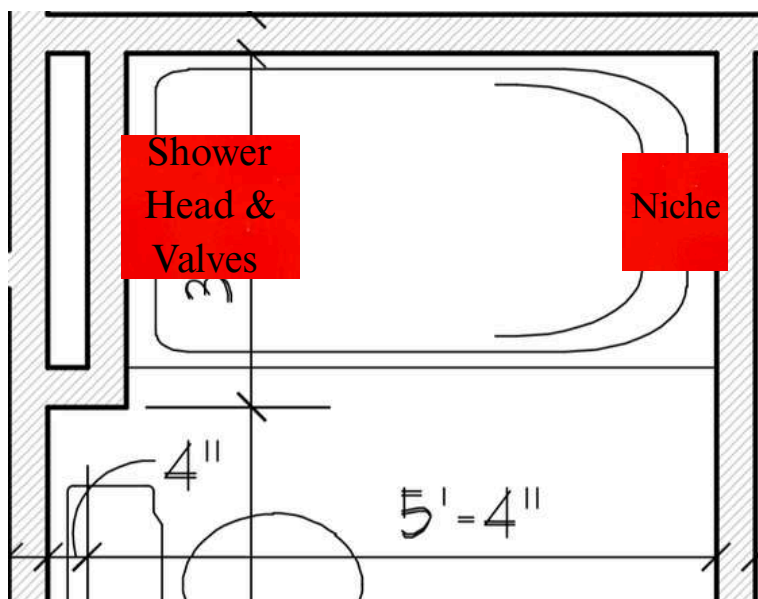
Bath 2



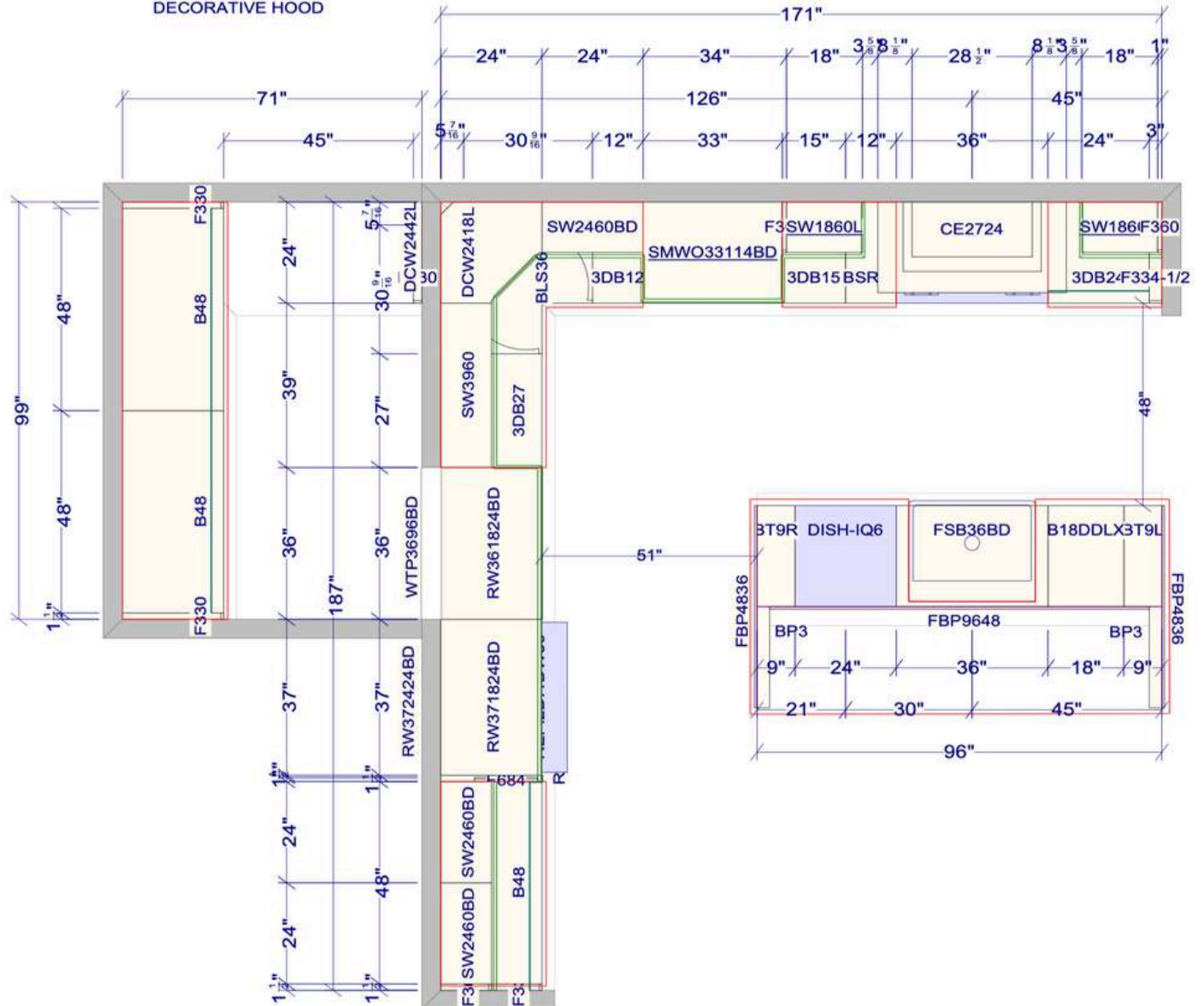
Bath 3



Bath 4

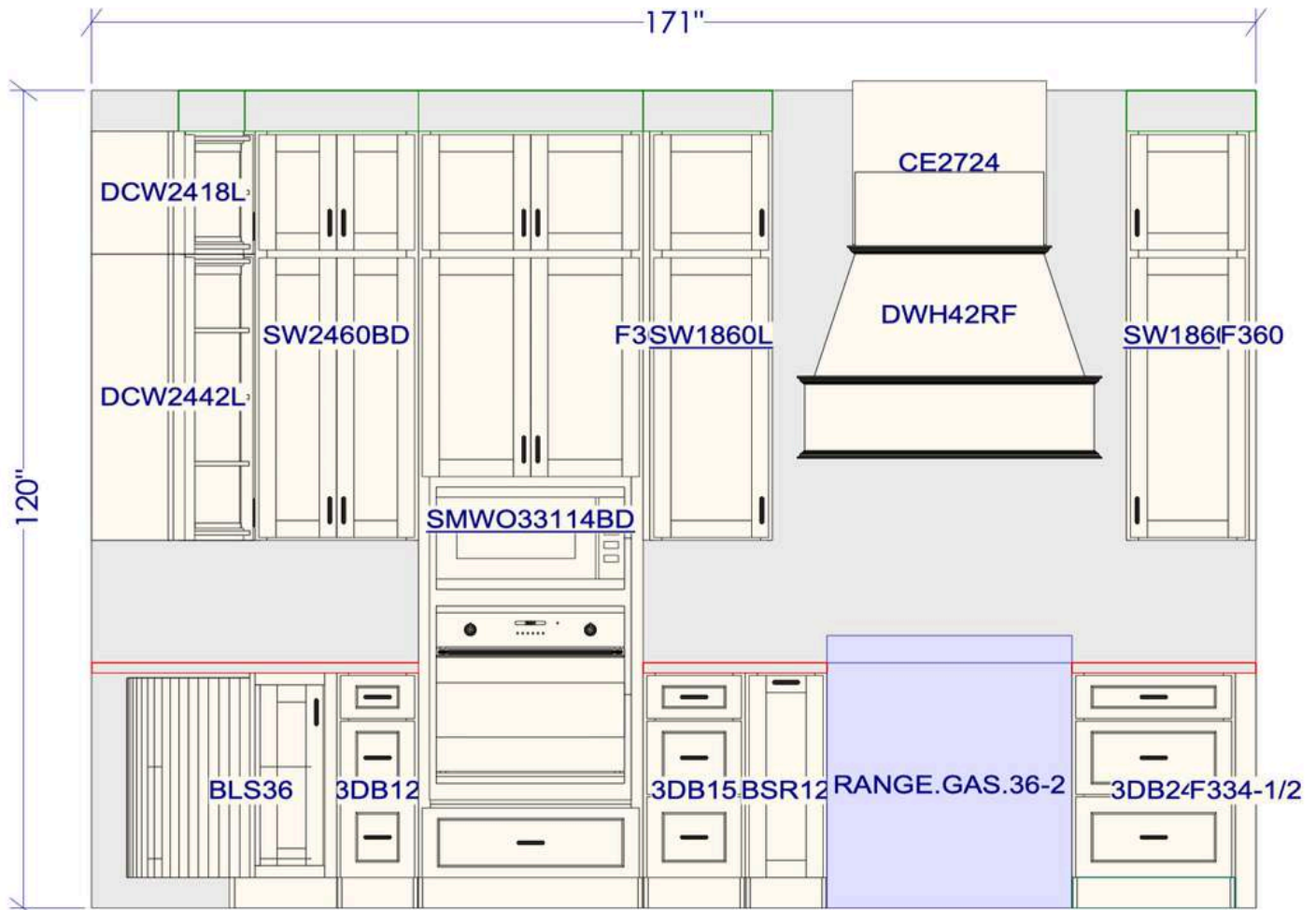


CABINETS - KITCHEN

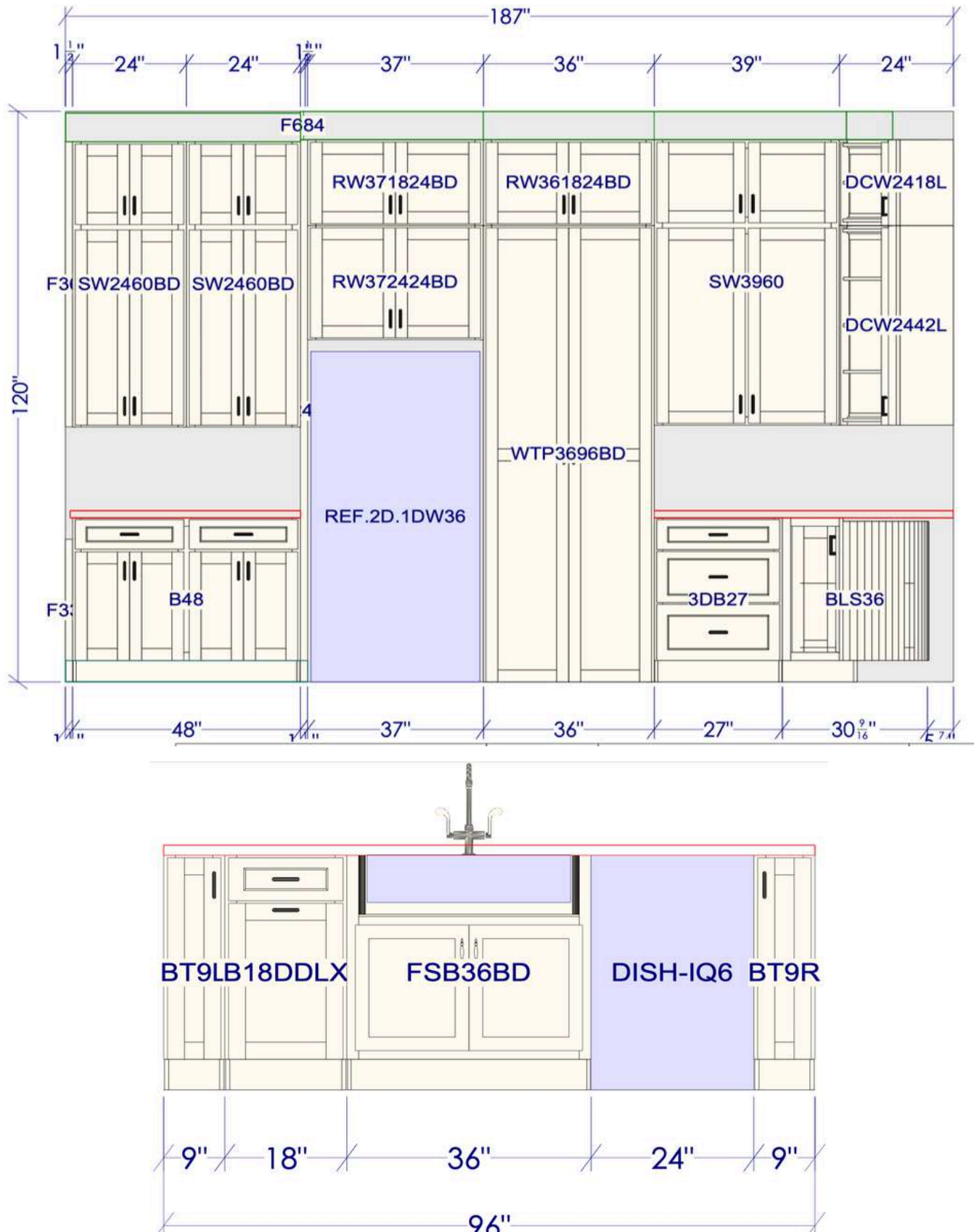
BIGGER PANTRY
DECORATIVE HOOD

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CABINETS - KITCHEN

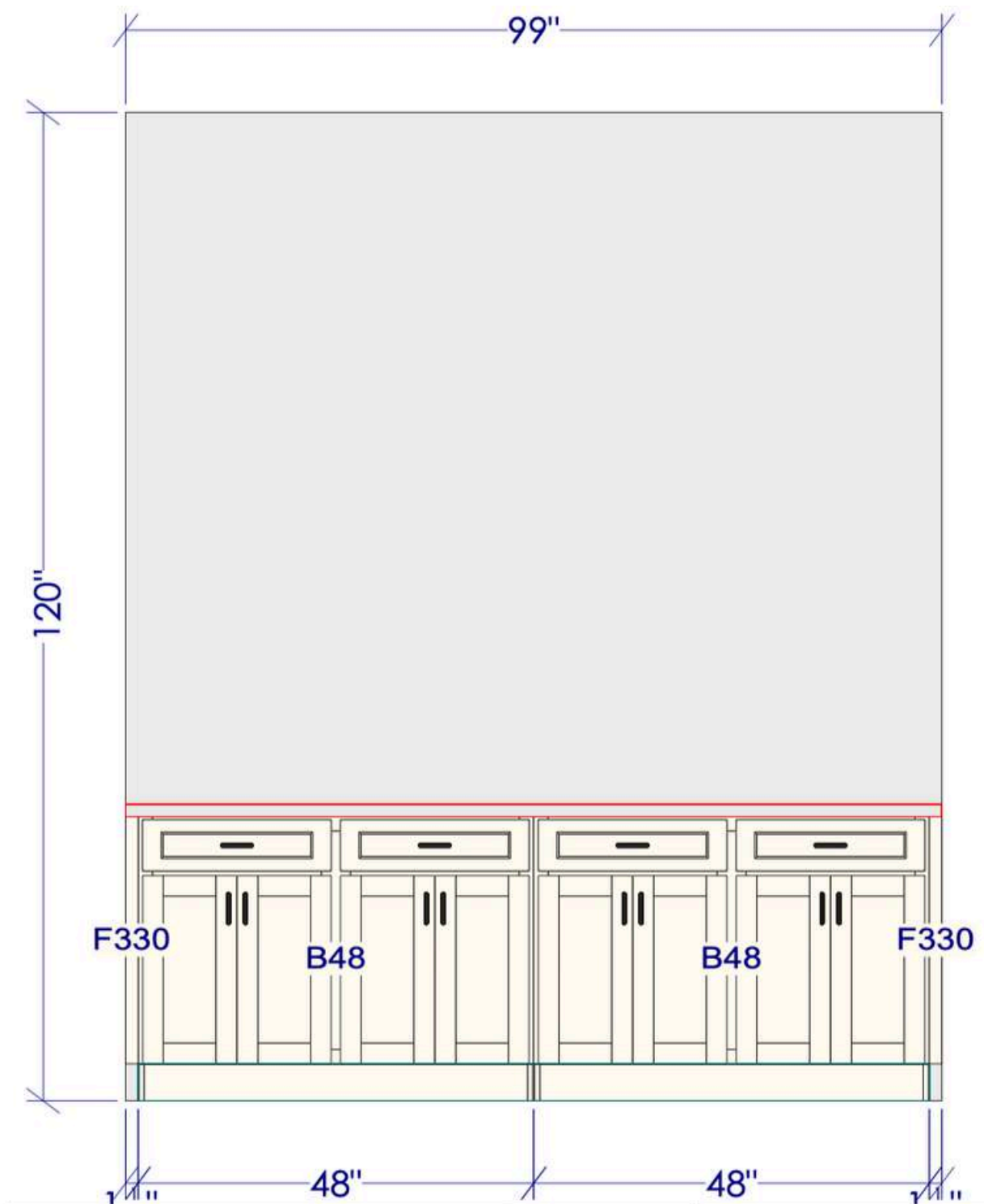


CABINETS - KITCHEN



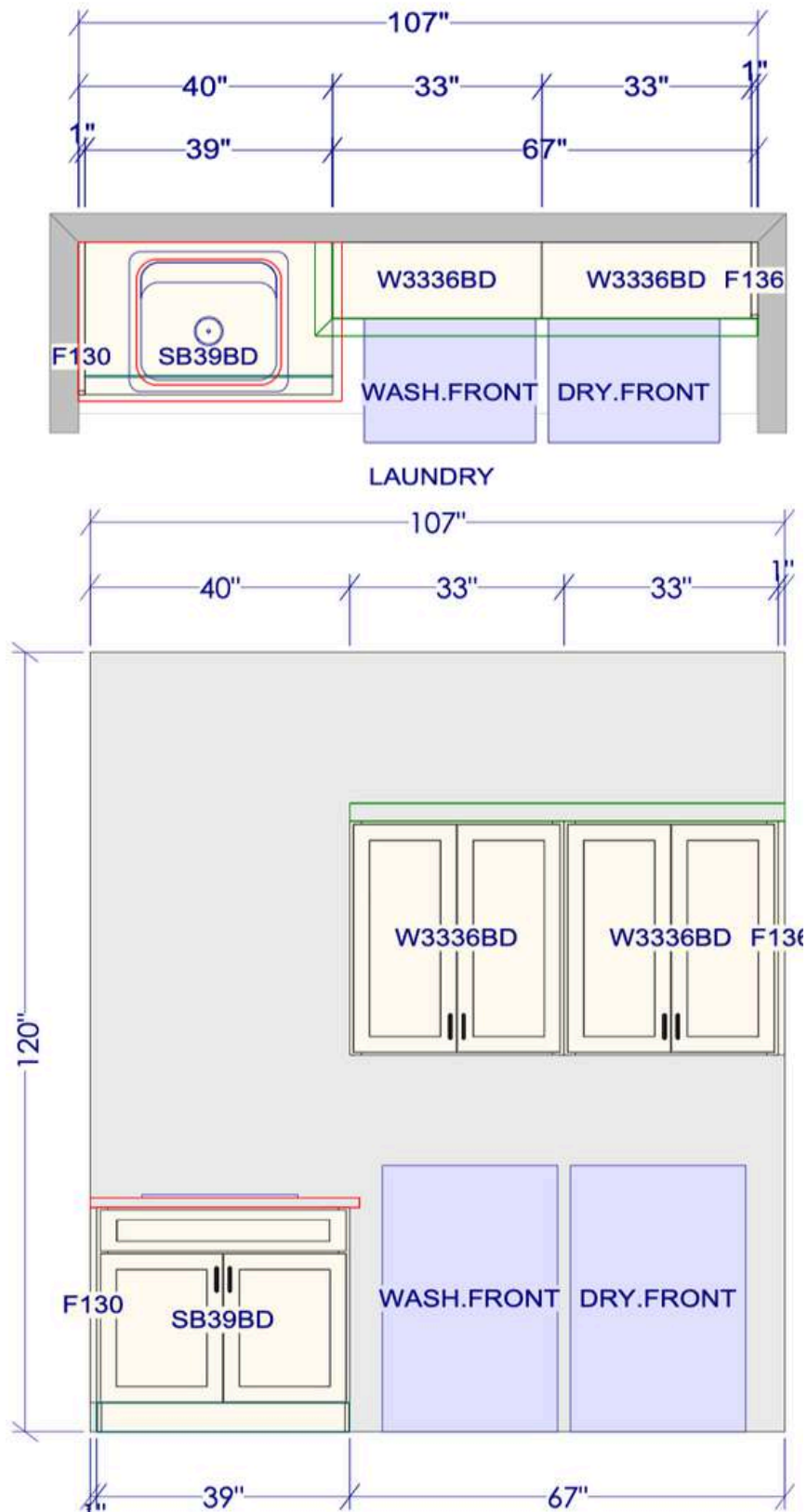
Due to unforeseen circumstances and today's current market, the above selections may change without notice but will remain the same or higher.

CABINETS - PANTRY

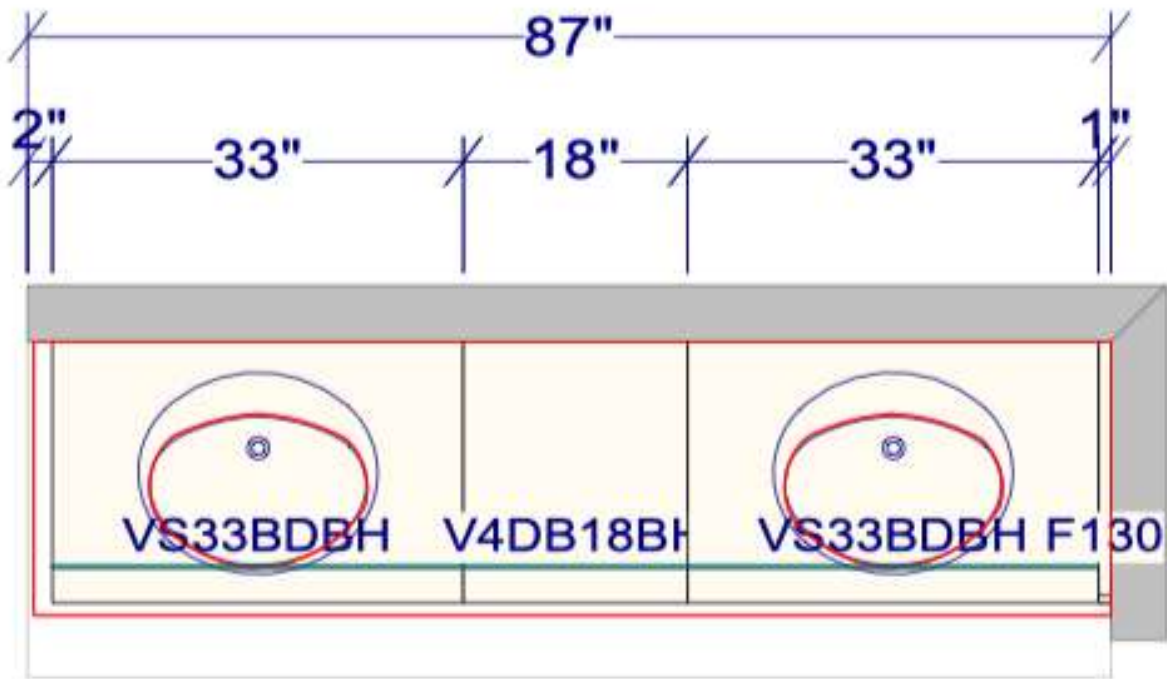


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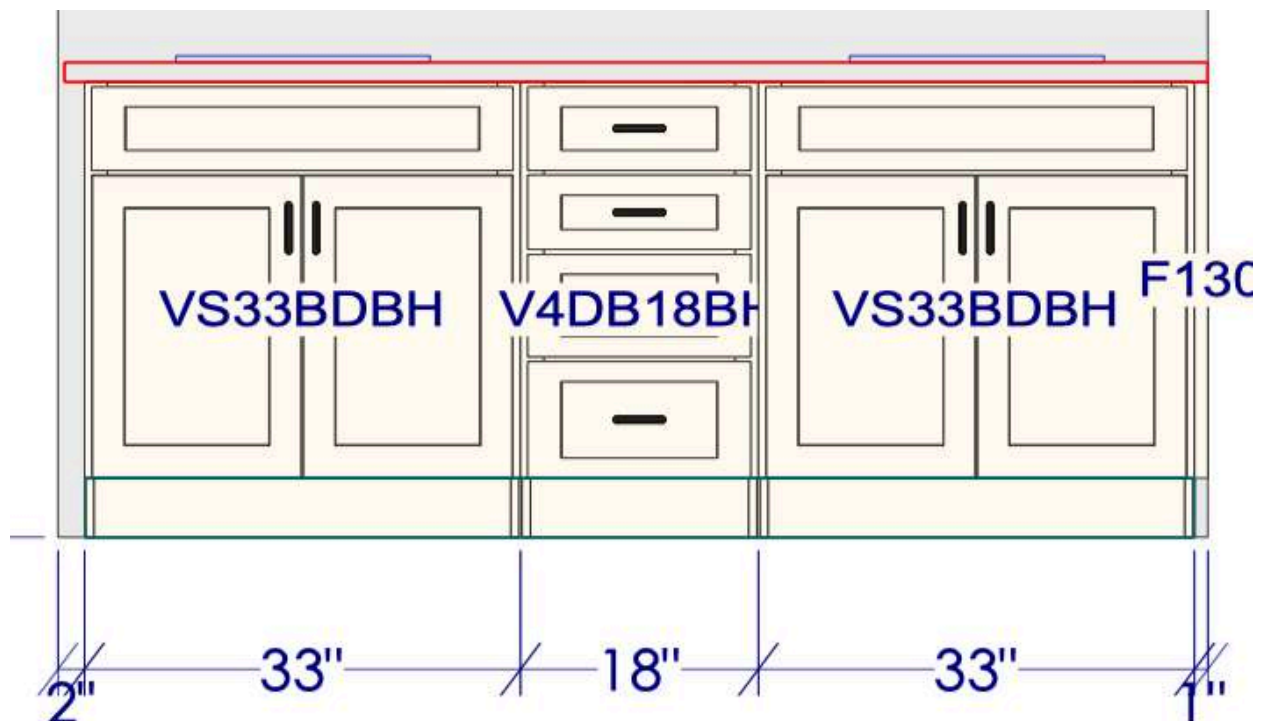
CABINETS - LAUNDRY



Due to unforeseen circumstances and today's current market, the above selections may change without notice but will remain the same or higher.

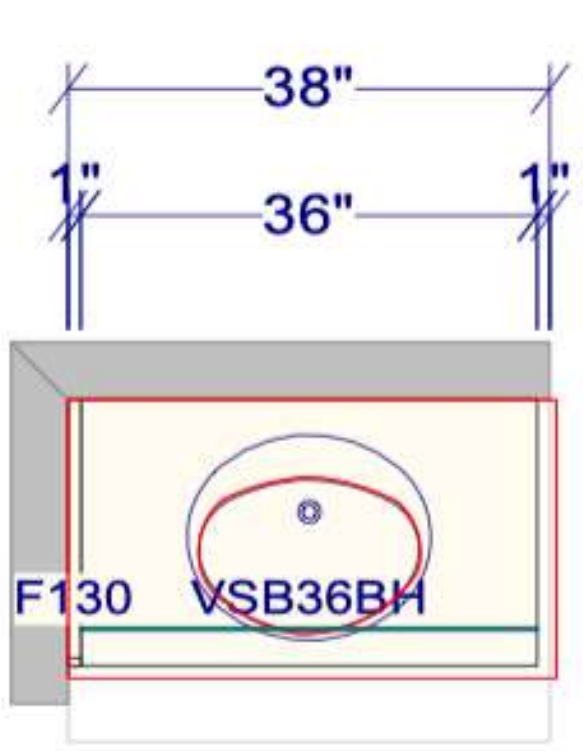


MASTER BATH

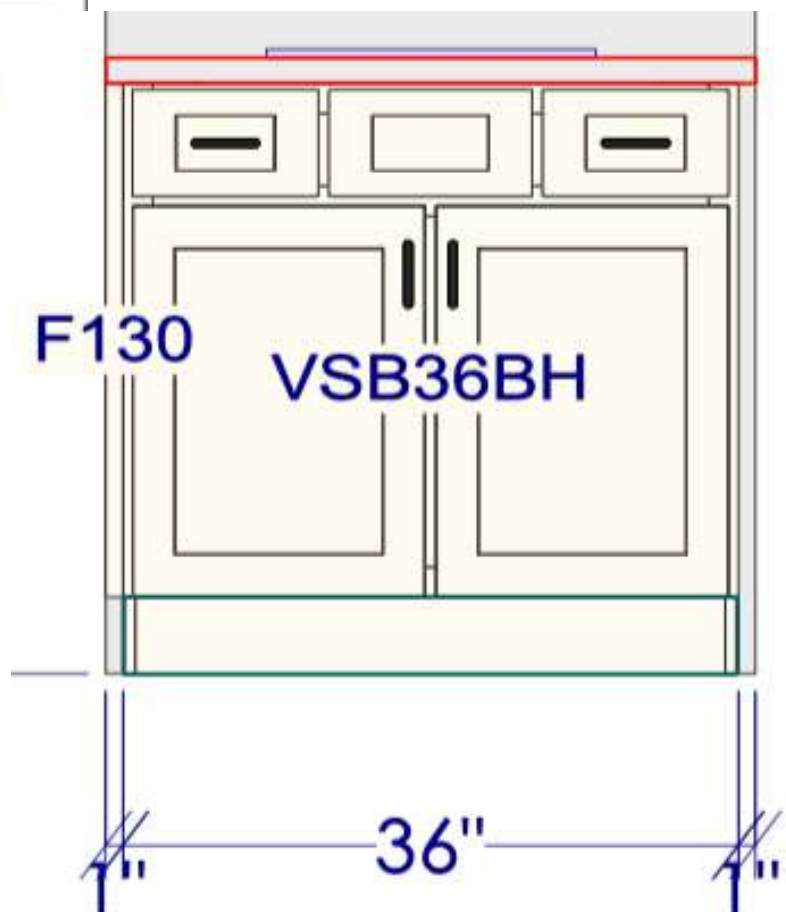


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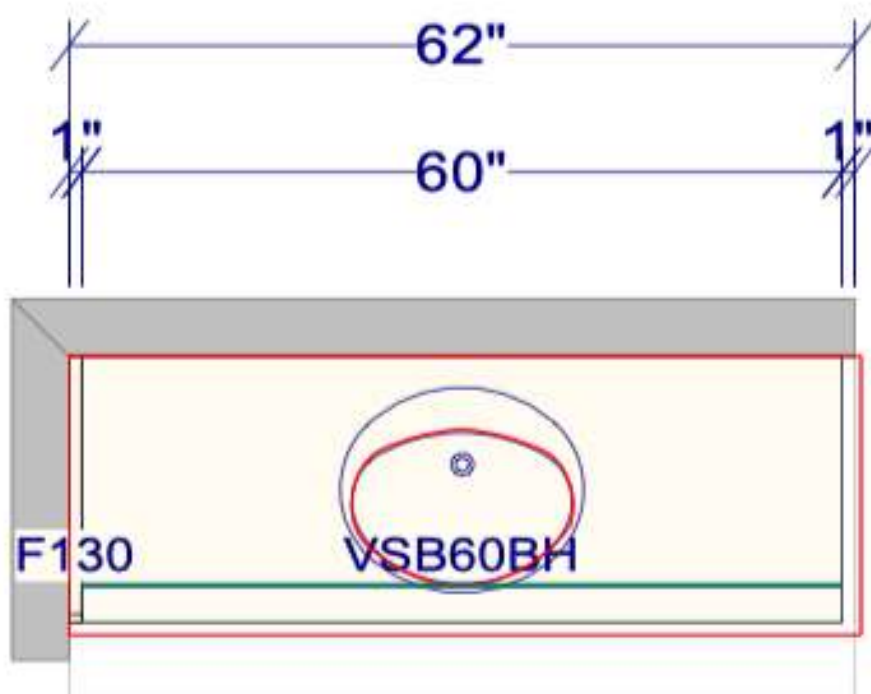
CABINETS - BATH 2



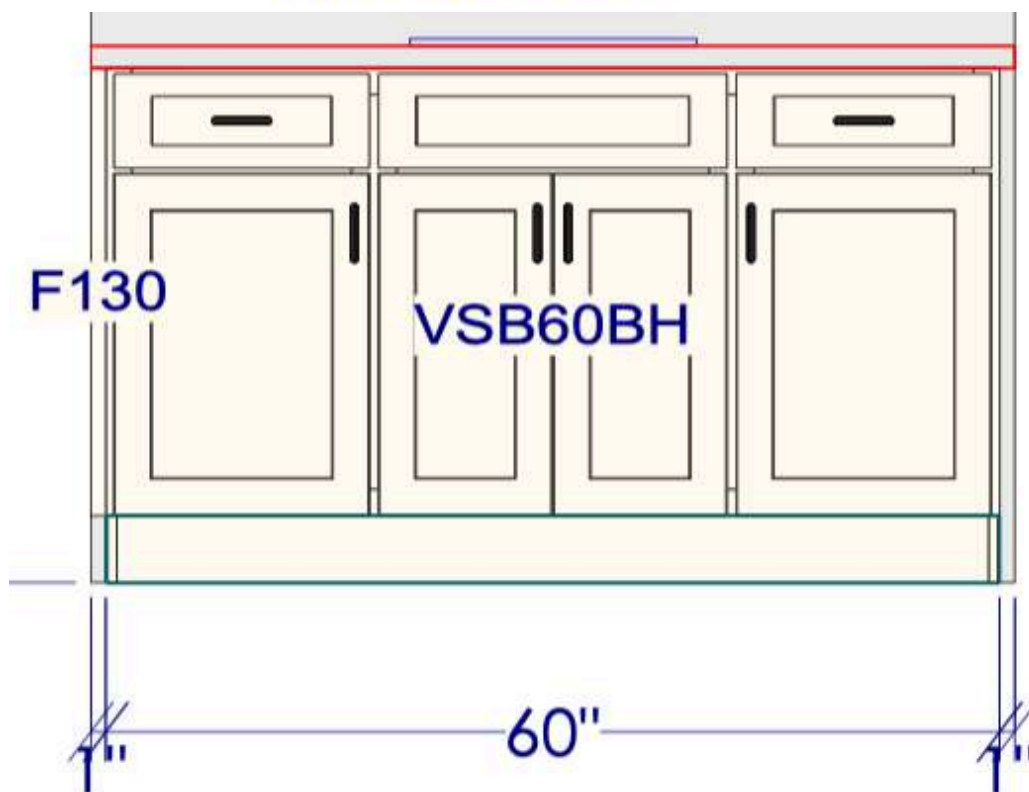
DS BED 2 BATH



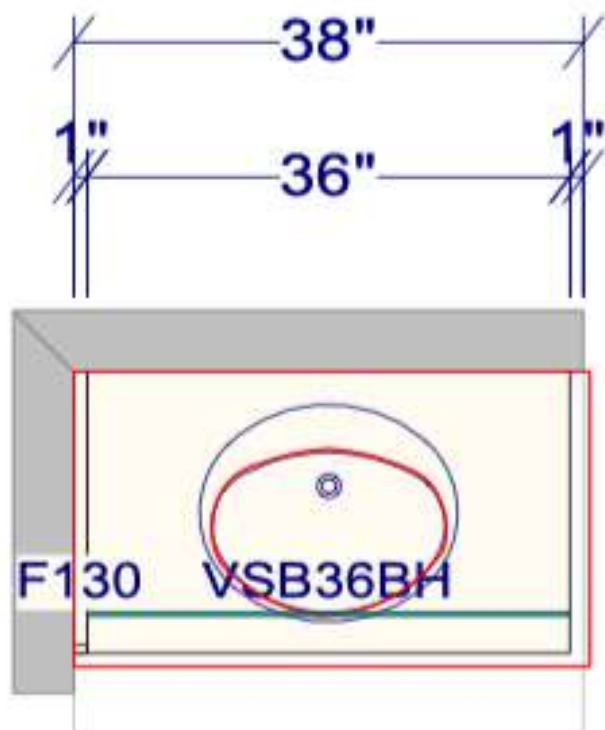
CABINETS - BATH 3



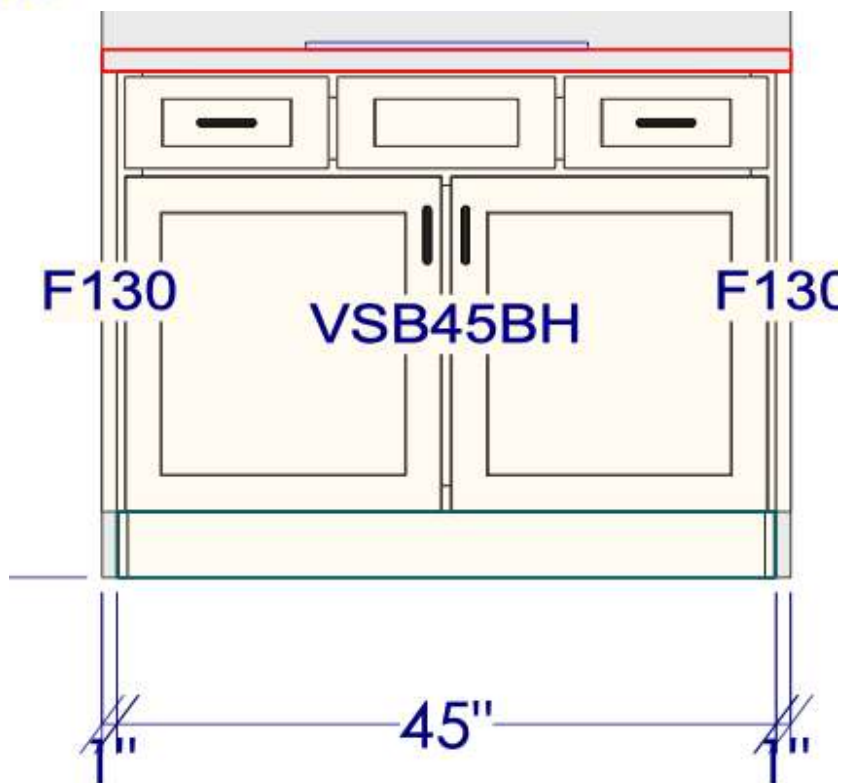
UP BED 3 BATH



CABINETS - BATH 4



UP BED 4 BATH



Exterior Concept



Siding & Brick

SW 7010
White Duck

Designer
Color
Collection

Wood Accents

MinWax
Dark Walnut
2716

Flagstone

Tennessee Buff

SW 9127
At Ease Soldier

Trim & Accent Siding

Landmark
Weathered Wood

Roofing

Kitchen Concept



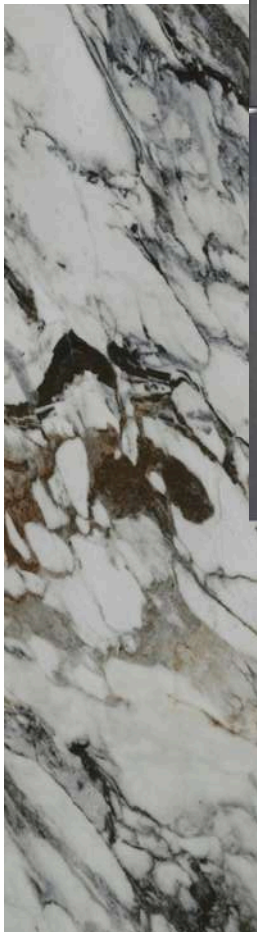
SW 7042
Shoji White



Primary Bathroom

SW 7042
Shoji White

KEN HARVEY
HOMES Build the life
you *love.*



Guest Bathroom

SW 7042
Shoji White

KEN HARVEY
HOMES Build the life
you *love*.



Upstairs Powder Room

SW 7042

Shoji White

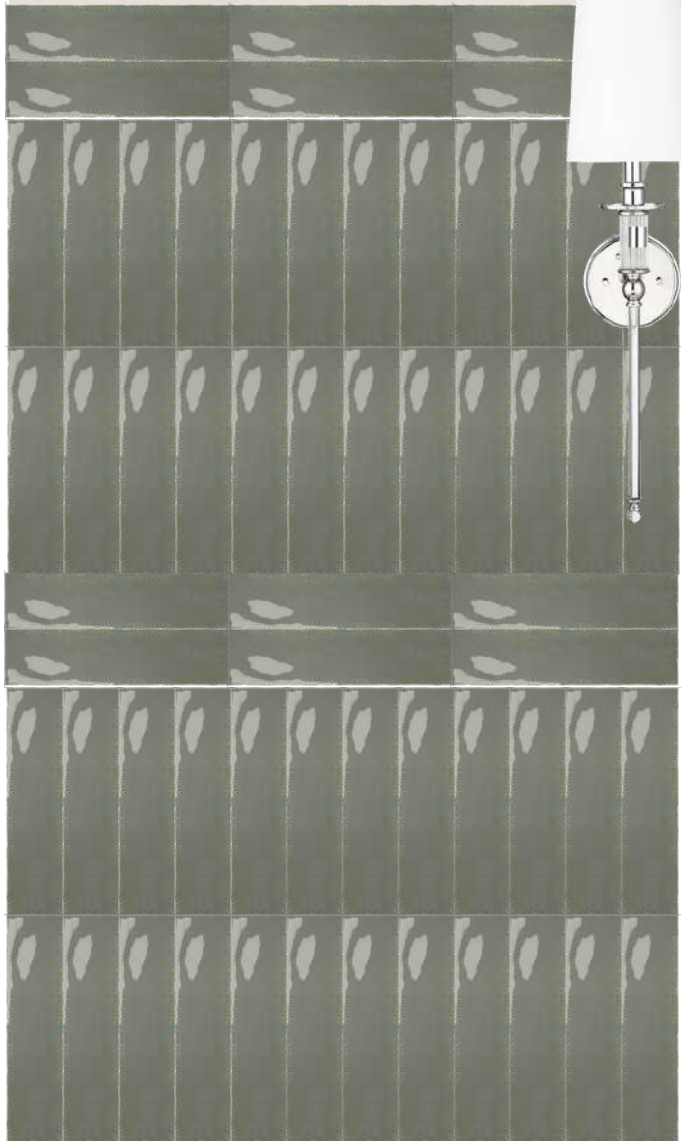
KEN HARVEY
HOMES Build the life
you *love*.



Bathroom 3

SW 7042

Shoji White



Bathroom 4

SW 7042
Shoji White

