

Triple A Homes - COMMUNITY SPECIFICATIONS

REVISED: 4/29/2025

COMMUNITY:

Estate Line

COMMUNITY CODE:

PLANS OFFERED:	PLAN CODE/SF:	ELEVATIONS OFFERED:	HEATED SF:	GARAGE SF:	# OF BEDS:	# OF BATHS:	# OF GARAGES:

CATEGORY:	SPECIFICATION:
EXTERIOR	
Foundation-Type	Crawl - 32" high - SEALED CRAWLSPACE
Foundation-Material	Concrete block & parge on sides and rear
Basement Wall Height (if applicable)	10'
Siding	Fiber Cement - 8-1/4" x 12" - James Hardie or similar
Shake	Fiber Cement - James Hardie or similar
Board & Batten	Fiber Cement - James Hardie / Miratec or similar
Corner Boards	Fiber Cement - James Hardie / Miratec or similar
Soffits/Fascia	Fiber Cement - James Hardie / Miratec or similar
Specialty Features (Vents, Trim features)	Discretionary - design per plan
Windows	Vinyl - Single Hung - Pella or Equivalant - Grills per plan - LowE, screens - White on White
Roof - Shingles	30 Years - Architectural - Black
Roof - Flashing	Aluminum - Black
Roof - Ventilation	Shingle Vent II - 12" x 4" - Black
Roof - Metal	Standing seam - per plan - Black
Shutters	Vinyl or Miratec (per plan) - painted - design/style per plan
Gutters - Material	Aluminum - Lo Gloss White
Gutters - Size	5" gutters - 3" x 4" downspouts
Gutters - Leaf Guard	Optional
Front Door - Type & Style	Wood TDL - stain grade - 4 lite rectangle or segmented top profile - Beveled glass
Front Door - Hardware	Brushed Nickel - Schlage - Barcelona Handleset
Garage Entry Door	Insulated door
Crawlspace - Door	PVC
Rear Deck/Covered (Screened) Porch	Pressure treated wood - laid on diagonal
Rear Deck/Covered (Screened) Porch - Rails	Pressure treated railings with round aluminum balusters
Patio	Optional unless basement home - then brushed concrete floor matching deck size above
Front Porch	Brushed concrete floor with brick or stone border
Front Porch Rails-per code/elevation	Iron rails with straight with 1/2" vertical balusters
All Porch Ceilings	Painted exterior drywall
Front Porch - Columns	Cox columns per plan wrapped in Cedar
Front Walk (material & width)	Concrete 3'
Driveway	Concrete
Garage Doors	2000 Series - White (colors in brochure and custom color are extra cost) - or similar based on product availability
Garage Door Openers	Included - (2) remotes per door - 1 Exterior Key Pad
Garage Steps - Material (if required)	Pressure treated wood
Termite Treatment	Soil Treatment
LANDSCAPING	
Shrubs	Landscape Allowance Per Selection Sheet and per community guidelines
Trees	Landscape Allowance Per Selection Sheet and per community guidelines
Mulch/Bedding	Landscape Allowance Per Selection Sheet and per community guidelines
Sod - Type and Install Locations	Bermuda - Location TBD Per Landscape Allowance
Irrigation System	Optional or Community requirement
MECHANICALS	

HVAC - Type & SEER	Lennox - 15 SEER (if two units in the home, both are 15 SEER). Gas heat 1st floor, heat pump second floor - OR SIMILAR
HVAC - Zones	Custom per plan / code
Gas Supply Lines	Ward Pipe or Similar - CSST
Thermostats	Programmable - Honeywell
Baths - Exhaust Fans - Type & CFM	Broan Recessed Fan-Can Model 744L - 80 CFMs - White
Electric Panel	200 AMP
Water Heater	Tankless - Natural Gas or LP
Hose Bibs	(2) hose bibs - one on side, one in rear
Water Supply Lines	PEX
Waste Lines	PVC
FRAMING	
Floor System - 1st Floor	I-joists or open web
Floor System - 2nd Floor	I-joists or open web
Floor Decking	3/4" T&G Subfloor. Weyerhaeuser Diamond or similar
Roof System	Trusses or stick framed per engineer
Roof Decking	7/16" OSB Techshield or similar
Roof Overhangs - Front & Rear	12" Typical - per plan
Roof Overhangs - Sides	12" Typical - per plan
Wall Assembly	16" OC - SPF
Wall Sheathing	7/16" OSB
House Wrap	Homeguard or similar
LIGHTING / ELECTRICAL	
Total Lighting Allowance - Less any design credits	1% of Base Price Contract. Allowance - Approximately 80% for Decorative Lighting and 20% for Functional Lights/Items (Keyless, Smoke Detectors, Door Chime, UCL's, Floodlights, LED light fixtures, LED Bulbs, Etc.)
Ethernet/Cable/Phones	(5) total - in any combination - CAT6 standard
Ceiling Fan Prewires	Ceiling Fan Prewires at Family Room, Master Bedroom, Screen Porch, and Bonus Room(s) if applicable and All Secondary Bedrooms
Recessed Cans	20 Total - recessed cans and can/fan combos.
Basement (if applicable)	Additional 10 Recessed cans and can/fan combos.
LED Flush Mount 7" Prewires	Hallways, Pantry, and any secondary WIC
LED Flush Mount 10" Prewires	Laundry and Master Closet
Kitchen, Butler's pantry and Scullery Under Cabinet Lighting Prewires	LED Under Cabinet Lighting Prewire Included
Outlets	Located per code - lowered to 38" on any countertop space & installed horizontally in Kitchen & Butler's Pantry (if applicable).
GFI Outlets	Per code
Exterior Outlets	Per code - (4) included
Smoke Detectors Prewires	Prewires Per code
Structured Wiring Box	Included
Flood Light Prewires	(2) Prewires included
Garage Lighting Interior Prewires	(1) LED Prewire included per Garage Bay
INTERIOR	
Insulation - Per Code	Batt - R15 Walls, R38 Ceilings, R30 Garage Ceilings unless no living space above, R19 Floors - CRAWLSPACE IS SEALED
Ceiling Height - 1st Floor	10' per plan
Ceiling Height - 2nd Floor	9'
Third Floors	Optional
Tray Ceilings	Per plan - as drawn
Closet Shelving	Solid Shelving Throughtout (MDF)
Fireplace & Mantle	Caliber 42" Fireplace included in Family Room - Wescott Mantle
Fireplace - Surround	Slate
Fireplace - (Hearth optional)	Hardwoods run all the way to the fireplace
Paint - Walls - one color included	Low VOC - Sherwin-Williams Brand - INTERIOR: Painters Edge - Flat Finish; EXTERIOR: A-100 Exterior Acrylic - Low Sheen Finish
Paint - Ceiling - one color included	Low VOC - Sherwin-Williams Brand - Painters Edge - Flat Finish - Ceiling Bright White SW7007

Paint - Trim - one color included	Low VOC - Sherwin-Williams Brand - INTERIOR: Painters Edge - Semi-Gloss Finish; EXTERIOR: A-100 Exterior Acrylic - Semi-Gloss Finish
Paint - Garage Walls & Ceiling	Finished included interior wall color
INTERIOR TRIM	
Baseboards	7-1/4" MDF Speed Base - 1st Floor, 5-1/4" MDF Speed Base 2nd Floor
Crown	#45 FJ (5-1/4") 1st Floor Public, upstairs hall, and Master Bedroom
Casing	470 profile casing or equivalent
Family Room Built-ins	Included on either side of the fireplace - Base cabinet with 2 floating shelves above
Window Stool & Apron	Optional
Ceiling Beams/built-in bookcases/coffered ceilings	Optional
Interior Doors	Heritage Series - Logan - 2 Panel Flat. 10' ceilings are 8/0 Semi-solid core - 9' ceilings are 6/8 Hollow Core
Door Hardware	Brushed Nickel - Dexter Schlage J Series - Stratus
FLOORING	
Hardwood - Engineered	Level 2 - entire 1st floor (except 1st floor guest suites)
Vinyl	N/A
Tile - Floors	Level 2 - Master, Secondary, In-Law Suite Baths & Laundry
Tile - Walls	Level 2 - All Showers and/or tub showers - 90" to 96" high
Tile - Backsplash	Level 2 - Straight or Brick Lay in Kitchen, Butler Pantry, & Scullery
Carpet	Level 2 - Secondary bedrooms, finished 3rd floors, and Basements
Carpet - Pad	8 lb - 1/2"
Main Stairs	All wood stained treads w/ painted risers. Basement & Third floors stairs, if applicable, are level 2 carpet standard.
Basement and 3rd Floor finished spaces if applicable	Level 2 engineered hardwood in main recreation room. Tile in bathrooms. Level 2 carpet all other finished areas.
MAIN STAIR RAIL	
Stair Handrails	6002 square handrail / 5"X5" 48" tall custom square newel post (red oak)
Newel Posts	5"X5" 48" tall custom square newel post (red oak)
Balusters	Square - Painted to match trim
KITCHEN / BUTLER'S PANTRY / SCULLERY	
Kitchen - Sink	Single Bowl - Stainless Steel undermount-provided by granite vendor
Kitchen - Faucet	Moen "Arbor" or "Genta" Chrome, Spot Resistant Stainless and Matte Black - One Handle Pulldown Kitchen Faucet - Arbor Model #7594 (C, SRS or BL) and Genta Model #7882 (C, SRS or BL)
Butler's Pantry / Scullery / Wet Bars - Sink	Stainless Steel Undermount single bowl sink
Butler's Pantry / Scullery / Wet Bars - Faucet	Moen "Arbor" or "Genta" Chrome, Spot Resistant Stainless and Matte Black - One Handle Pulldown Bar Faucet - Arbor Model #5595 (C, SRS or BL) and Genta Model #5882 (C, SRS or BL)
Garbage Disposal	1/3 hp unless N/A for septic fields
Cabinets	Level 2 styles & colors - 42" High/Low w/ fridge cabinet that has side panel. Soft close drawers & doors standard.
Cabinet - Hardware	Level 2 styles & finishes
Cabinet - Crown Molding	Included
Appliances	Up to package 8 included
Countertops	Level 2 Granite or Level 1 3CM Quartz
Basement (if applicable)	6' Bar area with sink. Base cabinets only with up to 3-6' shelves above. No appliances included.
BATHROOMS	
All Baths - Toilets	Comfort height / Elongated throughout
Plumbing Fixture Color	White
Master Bath - Vanity Tops	2 CM Quartz - Miami Vena, Miami White or Grey Expo - Eased Edge - White Oval or Rectangle Bowl
Master Bath - Vanity	Level 2 styles & colors. Soft close drawers & doors standard.
Master Bath - Mirror(s)	Plate mirror - framed with window casing

Master Bath - Vanity Faucets	Moen - Dartmoor, Brantford, Eva, Glyde and Gibson - Chrome, Brushed Nickel and (Matte Black - Gibson only) - 8" Widespread 2 Handle Lavatory Faucet
Master Bath - Tub	Per plan - If Drop in: Carolina Classic - "Carlisle" - 5' fiberglass garden tub smooth with walls / If Free Standing: 59" Leith Acrylic with integrated overflow from Signature Hardware #SH480867
Master Bath - Tub Faucet	Per Plan - If Drop in: To match corresponding sink faucet style / If Free Standing: Lentz - Gooseneck Freestanding Tub Faucet with Handshower from Signature Hardware - SKU #921383
Master Bath - Shower Faucet	8" Wall Mounted Rainshower - Posi Temp Shower Valve to match corresponding sink faucet style
Master Bath - Shower Floor Type	Tile pan
Secondary Bath/Powder Room- Vanity Tops	2 CM Quartz - Miami Vena, Miami White or Grey Expo - Eased Edge - White Oval Bowl
Secondary Bath/Powder Room - Vanity	Level 2 styles & colors. Soft close drawers & doors standard (if applicable).
Secondary Bath/Powder Room - Mirror(s)	Plate mirror - square edge with clips
Secondary Bath/Powder Room - Vanity Faucet(s)	4" Centerset 2 Handle Lavatory Faucet - Secondary Baths - Brantford Model #6610 - Chrome or Brushed Nickel
Secondary Bath/Powder Room - Shower/Tub Faucet	3 1/2" Wall Mounted Tub/Shower - Posi Temp Shower Valve - Brantford Model #T2153 - Chrome or Brushed Nickel
Secondary Bath/Powder Room - Tub or Shower/Surround	Bootz tub with tile walls or Tiled walls and floors for shower
All Baths - Cabinet Hardware	Level 2 styles & finishes
Bath Hardware	Master & Secondary Baths - Toilet Holder, 24" Towel Bar & Towel Ring; Powder Room - Towel Ring & Toilet Holder ONLY
Shower Enclosures	Frameless if zero entry, all others Semi Frameless with C Pull - Chrome or Brushed Nickel - 80" tall
LAUNDRY ROOM	
Laundry - Sink & Top	Level 1 Granite - Stainless Steel Laundry Sink
Laundry - Faucet	Moen "Method" Chrome or Spot Resist Stainless - One Handle Pullout
Laundry - Cabinets	Level 1 styles & colors
Laundry - Shelving	N/A