

Item	Specification
Amp Rating for Electrical Service	200
Appliances	Allowance \$7,000 or equivalent of the following in stainless steel: <ul style="list-style-type: none"> <li>• Range/Oven: Verona 36" 6-burner Dual Fuel Range/Oven in</li> <li>• Dishwasher: Electrolux with Perfect Dry™ System</li> <li>• Microwave: LG Microwave with EasyClean®</li> <li>• Refrigerator: Electrolux Counter-Depth French Door with IQ-Touch Controls</li> <li>• Range Hood Zephyr Venezia Wall Hood with directional Bloom™ HD LED light bulbs vents to exterior of home</li> </ul>
Appliances: Clothes Washer & Dryer	Optional, not included
Bath Fans	Broan or Panasonic fans, or equal, sized to the room per code
Bath: Accessories	Mirror, Delta Compel: paper holder, towel ring & bar in master, towel ring in 1/2 bath, towel bar in each side of main bath, towel bar at tub
Built-Ins	\$1,500 Allowance
Cabinets: Kitchen, Baths & Laundry	\$18,900 Allowance, Cabinets by RD Henry or Similar per Builder: Upper Cabinet Height: 42"; Soft close and full extension; Trash & recycling pull-outs, See Example Portfolio
Carbon Monoxide/Smoke detectors	As required per state law
Ceiling Fan Prewires	One in each bedroom and 1 in living room
Counters, Tile, Carpet, Hardwood, Flooring	\$44,500 Allowance + \$8,000 Allowance for hardwood treads & risers, See Example Portfolio
Decks	Composite material per Plan
Door: From House to Garage	Fire Rated Solid Core Door
Door: Front Entry Door	Therma-Tru or similar Entry Door per Plan
Doors: Exterior/Patio	Therma-Tru or similar Full Lite Doors per Plan
Doors: Interior	Bathroom, Bedroom & Laundry Doors: Two Panel, solid-core; All Other Interior Doors: Two Panel, hollow-core
Doors: Shower Doors	Master Shower: Euro Style Frameless glass; Secondary ¾ Baths: Semi-frameless Glass
Driveway	Concrete
Drywall	1/2" straight corners, knock down texture
Exterior Finishes	Wood and/or cementitious composite trims, siding and columns Per Plan
Exterior Thermal Break	Tyvek or similar House Wrap
Exterior: Columns	Wood or synthetic, per Plan
Exterior: Porch Beam Assemblies	Wood or synthetic, per Plan
Fencing	See Landscaping & Fencing Allowance
Fireplace	Heat & Glo SL-7 Gas Fireplace or similar
Foundation	Spread footing
Framing	2" x 6" exterior construction, garage 2" x 4"
Garage Doors	Wayne Dalton 9100 series –style per plan
Garage Doors Opener	Includes two (2) remotes
Garbage Disposal	Insinkerator Badger I Garbage Disposal 1/3 hp
Gutters, Flashings & Downspouts	K style, pre-primed metal gutters
Hardware: Baths & Kitchen Cabinets	\$500 Allowance
Hardware: Front Door	Schlage Century – brushed nickel
Hardware: Interior Doors	Dexter Solstice Lever – brushed nickel
Hose Bibs	1 at front of house, 1 at back of house Per Plan
House Numbers	Black Numbers
HVAC: A/C	Lennox or comparable 2.5-ton, 13 SEER
HVAC: Furnace	Lennox or comparable 93.0%+ AFUE, High Efficiency Gas Furnace
Insulation Garage ceiling and walls	Optional, not included
Insulation: Attic and/or Ceilings	R-38, blown-in fiberglass

**Note:** Floor plans show optional features not included in the base price. Floor plans, elevations, base pricing, lot premiums, standard inclusions & specifications, upgrades/option pricing, square footage, availability, terms & conditions are subject to change without prior notice until executed in writing by Buyer and Seller. All plans, renderings and landscaping are artist's interpretations only and may not reflect the standard finishes included in the base price. All room sizes, window locations, square footage, and dimensions are approximate. Drawings may not be to scale. All designs are the property of Porchfront Homes and may not be used for any purpose unless expressly consented to in writing.

Insulation: Exterior Walls	R-19, batt
Insulation Garage ceiling and walls	Optional, not included
Landscaping and Fencing	\$15,000 Allowance
Lighting & Ceiling Fans	\$6,000 Allowance (in addition to can lighting Per Plan in kitchen & hallways)
Outlets: Cable	1 in all bedrooms, office and living room
Outlets: Electrical	Per code
Outlets: Phone	1 in all bedrooms, office and living room
Paint: Exterior	Low VOC Sherwin Williams, 3 colors: base, trim & accent
Paint: Interior	Low VOC Sherwin Williams, 2 colors: walls & ceilings one color, doors and trim a 2nd color
Patios	Concrete
Plumbing	Pex System Piping
Plumbing Fixtures	\$7,000 Allowance, See Example Portfolio
Porch	Concrete
Radon Mitigation System	Under slab piping and slab edge sealing through house & out roof with outlet for <i>optional future radon fan</i>
Roofing	30-Year Asphalt Shingle
Sills for Windows	Paint Grade
Stair Well & Case	Oak wood rails, painted square balusters & newel posts
Trim: Interior Baseboards	3 1/4" square Base Paint Grade
Trim: Interior Casing	2 1/2" square Case Paint Grade
Walls/Ceiling Height in Main Level	9-10 feet per Plan
Walls/Ceiling Height in Upper Level	8-9 feet with vaulted bedroom ceilings per Plan
Walls/Ceiling Height in Basement	9 feet
Water Heater	50 Gallon, State or comparable .70 EF
Windows	Mi Windows, Professional 5000-5,500 Series or comparable white vinyl low e

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