

Item	Specification
Amp Rating for Electrical Service	200
Appliances	Allowance \$ 7,000 or equivalent of the following: <ul style="list-style-type: none"> • Range/Oven: Electrolux 30" 5-burner Dual-Fuel Built-in Range with Wave-TouchControls® (from standard Frigidaire Pro Series) • Dishwasher: Electrolux with Perfect Dry™ System • Microwave: LG Microwave with EasyClean® (from standard Frigidaire Pro Series) • Refrigerator: Electrolux Counter-Depth French Door with IQ-Touch™ Controls (refrigerator not included as standard) • Range Hood Zephyr Venezia Wall Hood with directional Bloom™ HD LED light bulbs vents to exterior of home
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	Allowance \$1,500
Cabinets: Kitchen & baths per plan	Upper Cabinet Height: 42"; Door Style: Shaker; Wood: Maple with stain; Soft close and full extension; Trash & recycling pull-out per Plan Allowance \$18,000
Cabinets: Laundry	Allowance \$ 900
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	Allowance \$44,500
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 Doors: Two Panel, solid-core; All Other Interior Doors: Two Panel, hollow-core
Doors: Master Shower	Euro Style Frameless
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 Landscape Allowance
Fireplace	Heat & Glo SL-7X Gas Fireplace or similar
Flooring: Stairs to Upper level & Basement	Allowance \$ 8,000 for hardwood treads and risers
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
Gas lines	Range, Furnace, Water Heater and Fireplace
Gutters, Flashings & Downspouts	K style, pre-primed metal gutters
Hardware: Baths & Kitchen Cabinets	Allowance \$500
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

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.

House Numbers	Black Numbers
HVAC: A/C	13 SEER
HVAC: Furnace	92.0%+ AFUE, High Efficiency Gas Furnace
Insulation Garage ceiling and walls	Optional
Insulation: Attic and/or Ceilings	R-38, blown-in fiberglass
Insulation: Exterior Walls	R-19, batt
Landscaping and Fencing	Allowance \$15,000
Lighting & Ceiling Fans	Allowance \$6,000 (in addition to can lighting Per Plan for 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, 3 colors: base, trim & accent
Paint: Interior	Low VOC, 2 colors: walls & ceilings one color, doors and trim a 2nd color
Patios	Concrete
Plumbing	Pex System Piping
Plumbing Fixtures	\$6,000 Allowance
Porch	Concrete
Radon Mitigation System	Under slab piping and slab edge sealing included
Roofing	30-Year Asphalt Shingle
Sills for Windows	Paint Grade
Stair Well & Case	Painted oak wood rails, 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 equivalent .70 EF
Windows	White vinyl low e

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