

Project Construction

- Construction Documents (includes engineering (structural & civil), and tree conservation plans)
- Building and Demolition Permits
- Demolition
- Utility Disconnects/Reconnects
- Occupancy Permits
- Site Work
- Additional cost for engineering and topography surveys required for RPA (resource protection areas), flood plains, and/or sloped lots

Foundations

- Footings: 24"W x 12"H poured concrete reinforced with steel (Note: Virginia Building Code only requires 18" wide footing width)
- Walls: 8"W x 9"H poured concrete reinforced with steel
- Waterproofing: Bituminous membrane, spray-applied on exterior below grade
- Drains: Interior and exterior footing drains to sump pump with battery back-up
- Termite Inhibitor: Applied to soil under concrete basement floor
- Basement Floor: Poured concrete slab reinforced with steel
- Radon Vent: Roughed-in through roof

Framing

- Floor Joists: Engineered with L/480 deflection criteria (Note: Virginia Building Code only requires L/360)
- Subflooring: Advantech – 50 year, heavy-duty, water resistant
- Wall Framing: 2x4 Kiln Dried lumber placed 16" on center
- Wall/Roof Sheathing: 1/2" (wall) and 5/8" (roof) OSB structural sheathing with Tyvek (or equal) housewrap

Siding & Roofing

- Clapboards: Hardiplank (or equal) fiber cement, smooth face with 5" exposure
- Shingle Siding: Hardishingle (or equal) fiber cement, straight edge with 7" exposure
- Roofing: Ice & Water shield at all valleys and eaves, RhinoRoof underlayment applied over roof sheathing



- Roof Shingles: Certaineed, Landmark style 30 year architectural asphalt shingle
- Upgrade options available include Cedar Shingle siding, traditional Stucco finish, natural Stone Masonry, Metal roofing, and Slate roofing

Exterior Trim

- Rake, gutterboard, bandboard, corners etc.: Boral TruExterior non-rot poly-ash trim
- Porches, decks & stairs: Pressure treated SYP (Southern Yellow Pine) lumber
- Porch, deck and stair flooring: Trex Transcends composite
- Gutters: Oversize prefinished aluminum with standard size downspouts and splashblocks
- Upgrade Options include Ipe wood decking

Windows & Doors

- Pella Endura Clad: Exterior windows and patio doors: simulated divided lites, insulated double pane, Low-E -366 reflective coatings. All double hung windows tilt out. Standard colors: White, Tan and Brown
- Other colors available at additional cost
- Front Door: Douglas Fir, 3 panel Craftsman style, stained
- Garage Door: Per plan, Wayne Dalton 9400 series carriage house style doors with decorative handles, opener and remotes
- Interior Doors: Jeld-Wen solid core, 2 panel style, paint grade (MBR bath toilet rm., frosted glass panel)
- Door Hardware: Emtek solid brass hardware on all interior doors
- Upgrade Options available include Oak & Mahogany front doors, Hemlock & Cedar garage doors, and Fir,

Oak or Mahogany stain grade interior doors

Insulation

- Walls: R-15 with vapor barrier *Greenguard* (certified for indoor air quality)
- Roofs: R-38 with vapor barrier *Greenguard* (certified for indoor air quality)
- Interior Walls: Master bedroom and laundry
- Upgrade Options available include Attic Super Seal spray foam draftstopping and whole house Spray Foam insulation

Drywall

- Walls & Ceilings: ½" Gypsum wall board, taped and finished
- Bathroom Ceilings: ½" Gypsum green (moisture resistant) board, taped and finished
- Bathroom Shower/Tub Walls: ½" Durock tile backer board

Plumbing

- New 1" water service from County meter to house
- Supply Lines: CPVC with ball valve type shut offs
- Drains: PVC
- Hot Water: Natural Gas Powervent 75 Gal. High Efficiency water heaters
- Gas Supply/Fittings: Interior gas Fireplace and exterior Grill connection
- Plumbing fixtures provided through buyers' plumbing allowance
- Upgrade Options include whole house Water Filtration and plumbing for Wet Bar



Electrical & Datacom

- Service: 400 AMP
- Smoke Detectors: Hardwired, interconnected, battery backup
- Carbon Monoxide Detectors: Hardwired or plug-in type
- Telephone Wiring: CAT5E, outlets terminated with RJ-11 jacks (Kitchen and Master Bedroom)
- Data Wiring: CAT5E, outlets terminated with RJ-45 jacks
- Data Locations: all Bedrooms, Family Room, Office, and basement Rec Room
- Television: COAX pre-wire to all Bedrooms, Family Room, and basement Rec Room
- Switches, Plugs, Coverplates: White toggle style and dimmers, white slide toggle style
- Ceiling Fan Pre-Wires: in all bedrooms and exterior ceiling fan on porch
- LED high efficiency recessed lights in: Master Bedroom, Family Room, Kitchen, Basement Rec Room, Fitness Room and Media Room
- Under cabinet lights in Kitchen and Butler's pantry
- Decorative lights and ceiling fans provided through buyers' lighting allowance
- Upgrade Options include Audio/Visual systems, Alarm systems, Central Vacuum, and Backup Generators

HVAC

- Two zones, each controlled by *Honeywell* programmable touchscreen thermostats
- Basement & First Floor: Gas fired, forced air heating/cooling system: min. SEER rating: 15
- Furnace: min. AFUE rating: 92%
- Second Floor: High efficiency electric heat/cooling system (heat pump) min. SEER rating: 15
- Upgrade Options include High-Efficiency HVAC packages, Energy Recovery Ventilators, Heated Tile Floors, and a separate Basement Zone with thermostat

Flooring

- Armstrong Yorkshire Hardwood Floors solid 3 ¼" x ¾" pre-finished floors in red or white oak, satin or gloss finish, provided on 1st floor (except mudroom), 2nd floor landing, hall, and master bedroom

- Non Carpeted Stair Treads: Red Oak Hardwood stained and finished to match floors
- HVAC Registers in HW floors shall have matching hardwood grilles
- Carpet provided through buyers' carpet allowance in: Basement and all bedrooms except master bedroom
- Upgrade Options include Walnut, Hickory, Maple and Cherry hardwood floors in many styles and finishes from Somerset, Mirage, and Mountain Lumber Company



Interior Woodwork & Millwork

- Door & Window Casing: 4" width, molding style per plan, paint grade wood
- Baseboard: 7" Ogee style two piece, paint grade wood
- Crown Molding: 4", all 1st floor and Master Bedroom, molding style per plan
- Built in bookcases in Office/Living Room and Family Room per plan
- Wainscoting in Dining Room per plan
- Upgrade Options include additional built in cabinets, bookcases, window seats, etc.

Kitchen & Appliances

- All kitchen cabinet layouts are designed per model plan, so different styles have different cabinet layouts. Cabinets and hardware are provided through buyers' cabinet allowance
- Kitchen appliances: *Jenn Air Pro Style* line. Size and locations per plan. All homes include these appliances: gas rangetop, electric wall oven, electric microwave, dishwasher, refrigerator, wine refrigerator
- Upgrade Options include Omega Custom Cabinets and Wolf/Sub-Zero/Bosch appliance packages

Tile/Countertops

- All kitchen, bath & laundry countertops: Solid natural stone
- Tile: All bathroom floors, shower/tub walls, kitchen backsplash, and gas fireplace surround
- All tile and countertops are provided through the

buyers' countertop and tile allowances

Bath Fixtures and Accessories

- Master Bath Shower Door: 3/8" Frameless, clear glass style
- Permanent Curved Shower Rods: All bathtubs
- Medicine Cabinets, All baths except Jack & Jill and Master Bath: *Van Dykes* or equal: recessed, solid wood, Craftsman style
- Mirrors: Plate glass, framed or unframed in Jack & Jill and Master Bath

Painting

- Interior Sherwin Williams ProMar 200 Zero VOC
- Number of Interior Colors: 12
- Exterior Sherwin Williams Super Paint
- All Trim: Semigloss
- Walls: flat in whole house and eggshell in Baths
- Ceilings: flat white

Landscaping & Hardscaping

- Driveway: Concrete driveway standard. Permeable pavers included where required by code, Roman Cobble style.
- Walkway: Square edged flagstone set in mortar over concrete base, per plan
- New trees planted according to County conservation requirements
- All Disturbed Areas: either grass sod or mulched planting beds
- Upgrade Options include Landscape Lighting and Irrigation Systems

 = Eco-friendly