



CRESCENT HILLS, HOMES

spec sheet

2018

The following list is an example of what is included in the base price, Slab/Basement in all models.

Basement, when applicable.

- Basement foundations walls to be 8' tall
- One bathroom will be rough plumbed for sink, toilet and shower.
- 3- 4x4 windows will be installed in basement per plan
- Any necessary walls or beams for structural support will be included.
- Window wells will have gravel leach rock installed 4" deep below all windows

Overview

- Home will be _____ +/- square feet
- Exterior walls will be framed with 2x6x 9' tall
- Interior walls will be framed with 2x4x 9' tall
- Entire home will be sheathed with 7/16 osb
- All exterior walls will be insulated with R-19 Batt insulation.
- Attic will have a minimum of R-49 blown in insulation.
- Windows will be vinyl, Low E dual pane, White, with Decorative grids in front of home only.
- Furnace will be a Day and Night, 80% furnace installed in basement, or garage with 4 ton 13 seer AC unit
- Hot water heater to be gas 1- 50 tank
- Exterior doors will be smooth star fiberglass, style to be picked by owner from builder book.
- Roof shingles will be 30year architectural asphalt shingles. In black
- Home will be Shiplap vinyl siding. With shakes or vertical siding accents per plan
- Stone accents will be on front of home. To be determined
- Aluminum soffit and gutter will be installed around all roof eaves
- Paint will be 2 tone. Walls and ceiling one color, doors and trim will be another color
- All interior doors will be 6'8" hollow core, door design to be determined
- 3" casing and 5" square base boards.
- Standard lighting throughout home with 6" accent can lighting where specified. 16 can allowance.
- Lighting allowance is **\$1500.00** for all fixtures throughout home.
- Front yard landscape is included With sprinklers, mow curb, bushes and Grass. Sides of driveway will be rock.
- Front and Rear covered porches, depending on plan

Kitchen/Dining

Custom Cabinets will be Shaker panel with knobs and handles, From builder samples (see allowance sheet per model)
Islands with overhang for bar stools
Laminate wood floor from builder samples
Quartz/Granite counter tops from builder samples with custom tile back splash
Stainless steel sink with garbage disposal
Moen Arbor chrome pull out faucet.
GE appliance package with gas range with **\$2500.00** allowance.

Entry

Raised 9-10' ceiling, (depends on model)
Laminate flooring leading into kitchen area

Living Room

Raised 9-10' ceiling, (depends on model)
wired for 4 can lights, 1 fan
Carpet included.

Master Bedroom/Bathroom

Wired for ceiling fan with light
Carpet in bedroom
Vinyl floor in bathroom
Cultured marble shower with 1 head
Cabinet to match the rest of home
Granite counter top with 2 drop in sinks
Bathroom fixtures will be Moen, **Chrome**, EVA or Brantford trim
Full mirror over vanity
White elongated toilet
Master closet will have shelf and pole system with custom shelves T.B.D

Guest Bedrooms/Hall Bathroom

Bedrooms will be wired for ceiling fans.
Rooms will be wired per code including 1 tv RG6 cable and 1 phone jack
Closets will have one shelf and pole each
Carpet on floor in bedroom
Bathroom will have 5' fiberglass tub/shower
Cabinet to match the rest of home
Granite counter top with 1 drop in sink
Vinyl floors in bathroom
Bathroom fixtures will be Moen, **Chrome** finish EVA trim
One 4 bulb bar light over framed mirror above vanity

Laundry room/Mud rooms

- Vinyl floors within budget
- Dryer will plumbed for Gas and electric.
- One shelf will be installed on wall above washer and dryer
- Mud room will have Vinyl Flooring
- Painted Bench with hooks and Cubicles included depending on plan.
- Cabinets per plan within allowance

Garage

- 2 car garage per plan
- All walls and ceilings will be drywall, taped and textured, and primed
- 1-16x8 garage door included with opener. From samples
- 2- 4 ft. Florescent lights will be included
- (3rd car optional, with 8x8 or 9x8 door) depending on plan

Notes

All Homes will be properly graded for water runoff. A water stub will be provided for future landscape to the rear yard along with wire to hook up to existing sprinkler clock.
All homes will come with a 2 year mechanical warranty.
