



## CRESCENT HILLS, Phase 2

### spec sheet

2020

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

### Overview

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-21** Batt insulation.

Attic will have a minimum of **R-49** blown in insulation.

Windows will be Amsco vinyl, Low E dual pane, White, with Decorative grids in front of home.

Forced heat Gas 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** Tamko, architectural asphalt shingles. In black

Home will be vinyl siding. With shakes or vertical siding on front elevation, 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, design to be picked from samples at design center  
**3"** Entrada casing and **5"** Square base boards.

Standard lighting throughout home with 6" LED disk lighting where specified. **20** disk allowance.

Lighting allowance is **\$1500.00** for all fixtures throughout home.

Front yard landscape is included With sprinklers, mow curb, **8** bushes, **1** tree and Grass. Side of driveway will be rock.

Front and Rear covered concrete porches, depending on plan

1- Christmas outlet in front eve included on a switch

## **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 Slate appliance package with gas range with **\$2500.00** allowance.  
Paint grade Wood window sill with casing included

## **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 1 fan  
Carpet included.  
Paint grade Window sill with casing included on windows

## **Master Bedroom/Bathroom**

Wired for ceiling fan with light  
Carpet in bedroom  
Vinyl floor in bathroom  
White 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 2 handle center set**  
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, Eva 2 handle center set**  
Full mirror above vanity

### **Laundry room/Mud rooms**

Vinyl flooring  
Dryer will plumbed for Gas and electric.  
One shelf will be installed on wall above washer and dryer  
Mud room will have Vinyl Flooring  
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 **Martin** garage door with glass included with **Marantec** opener.  
Garage will wired for disk lights, fixtures will be included within light allowance.  
(3rd car optional, with 8x8 or 9x8 door) depending on plan

### **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

### **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.

-----

**ALEX MEISNER CONSTRUCTION LLC.**

