



Foundation

Poured Concrete

Framing

2 x 6 Exterior Walls

Exterior Siding

CertainTeed Vinyl Siding & Corner Boards

Roof

Asphalt Architectural Shingles

Railings

Exterior – Wrought Iron, if required by code

Appliances

General Electric stainless steel, range, microwave (up to 399 CFM vented to exterior), dishwasher and refrigerator (water line to refrigerator included)

Bath Fixtures

Kohler, comfort height toilets

Insulation

R-21 walls, R-38 or greater attic

Front Stairs

Precast stone

Flooring

\$20 per sq. yd. carpet

Prefinished 3 1/4" hardwood in 1st floor excluding baths and bedrooms

Ceramic tile floors in laundry and baths, from Builder's selection

Larger format, 12 x 24 floor tile installation included

Stairs

Carpeted, oak handrail with painted balusters

Hot Water Heater

50 gallon hybrid, 80 gallon if plan has a whirlpool or soaking tub in master bath

Heat/AC

Propane Forced Hot Air and Air Conditioning

Cabinets

From Superior Kitchens



Interior Walls

Skimcoat plaster, flat paint, (2) colors, Darker colors would be extra

Lighting Fixtures

(12) recessed lights, \$1500 fixture allowance, recessed light over master shower, two lights over island, smurf tube set up over fireplace

Electrical

200 amp service

Driveway

Asphalt

Garage

Garage door openers

Kitchen Sink

Stainless steel

Kitchen Counter-top

Granite, Levels I-III or Quartz Level I

Vanity Top

Granite, Levels I-III or Quartz Level I

Interior Doors

Smooth two panel hollow core Masonite (painted), brushed nickel hardware

Master Bath

Site built tile shower with (2) corner shelves, semi frameless glass enclosure, tile from Builder's selection

Trim

Door and window casing, 3 ½", Baseboards 5 ¼", Crown molding in (2) room (dining, study or living room, plan dependent)

Exterior Doors

Metal

Attic Access

Pull-down



MISCOE SPRINGS

specifications

Shutters

Front of house, single windows, per plan

Windows

Silverline by Andersen vinyl windows

Deck

10 x 10 pressure treated

Exterior Paint/Stain

Sherwin Williams

Sewerage

Private sewerage disposal system

Landscaping

Loam, rake and hydroseed. Rear yard to be 50' deep if possible. Other disturbed areas will be loamed, raked, seeded or wood-chipped at Builder's discretion. Foundation plantings by Builder. Includes irrigation

Telephone/Cable

Three phone and three cable

Outdoor Spigot

Front and back, frost free

Walkway

Concrete

Fireplace

Propane zero clearance

Ceilings

1st floor 9', 2nd floor 8', Textured finish

Custom upgrades priced upon request.