



# Included Features The Bungalows



## Structure

Engineered Post Tension Slab  
2 Car Carport w/storage room  
Broom finished exterior concrete  
9' First Floor; 8' Second Floor (if app)  
Studs 2 x 4 @ 16" on center  
7/16" OSB Wall and Roof Construction  
Engineered Roof System & 30 Yr Architectural Shingles  
10 Year Structural Warranty through 2-10

## Mechanicals and Insulation

Pex Plumbing  
Tankless Gas Water Heater  
2 Water Spigots  
2 Exterior Electrical Outlets  
200 Amp Electrical Panel Receptacles per code  
2 Flood Lights  
Smoke Detectors per code  
13 SEER Heat Pump  
Programable Thermostat  
Spray Foam Insulation on Attic Rafters  
R-13 Batt Insulation in Exterior Walls

## Exterior Finishes

Chimney Chase with Brick or Stone  
6 Light Craftsman Fiberglass Front Door Painted  
Back Door, etc- Full View Glass Doors  
Prairie Grid Over Clear Low E Vinyl Windows on front  
(Clear/no grids on sides and back windows)  
ColorPlus James Hardie Soffits, Siding, Trim & Porch ceilings  
Thumb Activated Front Door Handleset & Deadbolt  
PVC Columns  
Front Porch Handrails

## Interior Finishes

Smart Home Security System  
8 Tv or Phone Drops  
Mudroom Cabinet  
2" Faux Wood Blinds Throughout  
36" Gas Fireplace with Gas Lighter  
Craftsman Style Wood Mantle Painted  
Stone or Brick Fireplace Surround to Mantle  
Cove Crown Molding Throughout Main Floor Common Areas  
Craftsman Trim around doors and windows  
7-1/4" Baseboards  
Nickel Egg Shape Door Knobs  
Craftsman Style Hollowcore Interior Doors  
Smooth Ceilings and Walls  
Paint: 1 whole house, 1 accent for master suite and/or dining room & 1 Trim Color  
Wire Shelving in Pantry & Closets

## Flooring

5" Hardwoods in Common areas on Main Floor  
Tile in bathrooms and laundry

Frieze Carpet in Bedrooms with 6# pad  
Stained oak stair treads with craftsman style square spindles & handrail (if applicable)

## Plumbing

Pfister Marielle Series in Chrome

## Lighting

Craftsman Style Nickel Fixtures from Inline Lighting  
Ceiling Fan with Light Kit in Great Room & Master Bedroom  
Flush mount ceiling fixture in Guest Bedrooms & braced for future fans

## Kitchen

GE Stainless Gourmet Kitchen Appliance Package (Gas Cooktop, built in wall oven/microwave combo, & dishwasher)  
Stainless Chimney Vent Hood  
Stainless Farmhouse/Apron Sink  
Granite Countertops  
Beadboard, Tile or Tumbled Stone Backsplash  
Maple Shaker or Flat panel Cabinets, Stained or Painted with Soft Close Drawers  
Trash Pullout Cabinet  
3 Pendant Lights (Nickel finish) over island  
4 Recessed Lights  
Cabinet Hardware

## Master Bath

2 Undermount sink bowls  
5' Garden Drop in tub with tile surround & craftsman trim front  
Fully tiled shower with tile shelf & corner tile seat  
Semi Frameless shower door  
Granite Countertops  
36" Raised Vanity Height  
Maple Shaker or Flat panel Cabinets, Stained or Painted with Soft Close Drawers  
Cabinet Hardware  
Recessed Light over tub and shower with exhaust fan  
Elongated Toilet  
Vanity Light over each sink (Nickel finish)  
Full Size Mirror(s)

## Guest Baths

Granite Countertops  
Undermount Sink  
36" Raised Vanity Height  
Molded Fiberglass Tub/Shower Unit  
Maple Shaker or Flat panel Cabinets, Stained or Painted with Soft Close Drawers  
Cabinet Hardware  
Recessed Light Over Tub  
Vanity Light  
Exhaust Fan  
Elongated Toilet  
Full Size Mirror

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**Purchaser Signature / Date**

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