This is a guideline only

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ENCOMPASS BUILDING FEATURES*

*This material is provided for general informational and marketing purposes only. Final project specifications, features, and included items will be detailed in a formal proposal or contract.

Site Work

- Up to 50' Front Setback
- City Water & Sewer

Foundation

- 8' Tall Textured poured concrete foundation
- 30 year Limited waterproof warranty (per manufacturer)
- Interior & Exterior drain tile around footings

Framing

- 2"x 6" exterior wall construction at 16" on center
- 9'+ Tall First Floor ceiling height (ceiling details per specifications)
- House Wrap for wind & water-resistive barrier
- Raised energy heel at roof for superior energy performance
- 3/4" Edge Gold tongue and groove O.S.B. flooring (swell resistant no sanding)
- 1/2" O.S.B. roof sheathing and 7/16" O.S.B. wall sheathing

Windows & Doors

- Simonton Brickmould 600 DH windows Low-E with Argon Gas energy package with grids on front elevation
- Therma-Tru Fiberglass paintable exterior doors
- 8' tall Haas 600 Series Insulated Overhead Garage Door
- Genie Chain drive model 2128 residential opener, Built in WiFi/Aladdin

Roofing

Owens Corning Duration Limited Lifetime Shingles

Masonry

- ProVia Stone veneer on Front Elevation (up to 25% of front & to grade based on deed restrictions)

Siding & Gutters

- Choice of colors from JEMM selections of .044 thickness Clap Board or Dutch Lap Vinyl Siding
- 5" seamless aluminum gutters with 2"x 3" aluminum downspouts

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Exterior Concrete

- 16' wide x 4" thick driveway to road with fibermesh reinforcement & broom finish
- 4' wide x 4" thick walkway from driveway to front step

Plumbing

- Bradford White PowerVent Gas "Energy Saver" 50 gallon hot water tank or equal
- Waterline to refrigerator
- InSinkErator 1/2 hp Garbage Disposal
- Zoeller Sump Pump
- Ejector Crock & Grinder Pump (if required by municipality)
- Full Bath Drain Lines Rough-In in Basement
- Moen Plumbing Fixtures
- Stainless Steel undermount sink in Kitchen supplied by Granite Supplier
- Fiberglass Shower with Tile Pattern in Master Bathroom
- Fiberglass Tub/Shower with Tile Pattern in Full Bathrooms
- Gerber Maxwell Elongated ADA Height Toilets
- Ceramic Oval sinks in bathrooms (undermount on granite tops & drop in on laminate tops)
- Mansfield Alto IV 24" pedestal sink in Half Bath
- Laundry Tub in Laundry Room
- Shut-off valves at all sinks & toilets
- 1 - Cold Spigot in Garage

HVAC

- Trane 96% high-efficiency gas, forced air furnace
- Trane 13 SEER2 energy-efficiency air conditioner
- Mechanical Fresh Air Ventilation
- Digital screen thermostat

Electrical

- 200 amp Electrical Service
- Arc fault protectors per code
- Toggle style switches
- Tamper resistant outlets
- Wiring for ceiling fans in bedrooms w/ 2 switches
- 7 - CAT6 &/or RG6 (phone/data jacks)
- 1 - USB Outlet
- 5 - 6" Recessed Lights
- Smoke Detectors centrally wired with battery back-up on each floor & each bedroom
- Carbon Monoxide Detector at each floor

Fireplace

- Majestic 36" Quartz Direct Vent Fireplace System

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Insulation

- R-19 Fiberglass Batt Insulation w/ PureFiber Technology in exterior walls & basement rim joists
- R-49 Blown-in Insulation in attics
- R-11 Blanket Insulation in basement 4' from top of foundation wall down
- Air infiltration on all exterior walls - caulk corners & plates & closed cell foam electrical boxes

Drywall

- House - 1/2" Drywall - all walls & ceilings w/ stipple texture on all ceilings & non-walk-in closets
- Garage - 5/8" Drywall per fire code w/roll texture walls & stipple ceiling texture
- Green Board per code at wet locations

Cabinetry & Counter Tops

- Choice of Fabuwood Galaxy Cabinets in Kitchen & Full Baths
- 36" Tall wall cabinets with Crown Moulding in Kitchen
- 1 Drawer Base & 1 Pull Out Garbage Can in Kitchen
- Choice of Mantra Classic & Mantra Omni Cabinets in Laundry (if applicable)
- Cabinets in Kitchen, All Full Baths & Laundry Room (if applicable) include plywood construction with natural birch interiors, full extension dovetail drawers & soft close doors & drawers
- Cabinet Hardware from JEMM Cabinet Hardware Selections
- JEMM Level 1 - Granite & Quartz Counter Tops w/4" Backsplash in Kitchen
- JEMM Bath & Laundry Selections - Granite & Quartz Counter Tops w/4" Backsplash in All Full Baths & Laundry (if applicable)

Interior Finishes

- Oversized 3-1/2" MDF Colonial Casing
- Oversized 5-1/4" MDF Colonial Baseboard
- Choice of Poplar Railing from JEMM Trim Selections
- Choice of Matt Black Metal stair spindles from JEMM Trim Selections
- Choice of Poplar Box Newel Posts from JEMM Trim Selections
- Choice of JEMM Selections 6'-8" tall hollow core door styles
- Poplar Box Beam Fireplace Mantle
- Mantle and Railing stained with 4-stage application, hand sanded, putty nail holes and varnished
- Yale Expressions interior door levers or knobs (Choice of several styles and colors)
- Yale McKinley front door handle set
- Deadbolts on all exterior doors
- 3 Wall paint colors (flat finish)
- Trim paint satin
- Light Stipple Textured Ceilings painted one coat flat white

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Shelving & Hardware

- 1/4" plate glass mirrors at each vanity
- Wire Shelving in all closets (tight mesh in pantry)
- Moen towel bars & tissue holders in all baths
- Splendor single hinged shower door

Flooring

- Choice of carpet in all bedrooms & bedroom closets, upstairs hallways & stairs
- High traffic carpet pad (8 lb.)
- Choice of LVT in all other rooms

Value Added Amenities

- New home orientation before move in
- New home backed by HBA Warranty
- Move-in follow up at 3 & 11 months
- Professionally cleaned interior of home

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