JIMENEZ HAID
CUSTOM BUILDERS

Sanzillo-Bourlas Residence

10011 Allen Drive, Dublin, Ohio 43017

Updated: 7/29/26

CONTRACT SPECIFICATIONS

EXTERIOR FEATURES AND FINISHES

Masonry Wall Surfaces

Architectural Stone	• Stone as manufactured by Dutch Quality, Prestige or Provia will be installed in a "limestone" pattern in locations, as shown on plans
Watertable Cap	• Architectural stone wall cap to coordinate with stone
Masonry Stucco	• Portland cement 3-coat stucco system installed over a self-furred, galvanized steel wire lath substrate
Window Trim Detail	• Dryvit or Parex brand foam shape trim fully wrapped in fiberglass mesh, base-coated, and finished with an acrylic coating
Front Entry Feature	• Dryvit or Parex brand synthetic (EIFS) system finish on the layered crown capital detail, the arched opening casing detail, the interior porch walls and ceiling, and the porch base detail, all installed over masonry stucco

Masonry Walking Surfaces (except porches)

Driveway	• Concrete per plans
Circular Driveway	• Concrete with concrete aprons over corrugated metal culvert pipes. Driveway to be installed as shown on the plans
Front Walk to Entrance	• Concrete from the circular driveway up to the front porch terrace
Uncovered Front Entry Terrace	• Textured, large format, multi-sized concrete pavers such as Boardwalk Elite Pavers manufactured by Reading Rock or equal installed over a concrete foundation and sub-base surface
Patio	• Materials and installation by Landscaper – not included in construction contract

Grill Terrace Features

Floor Surface	• Textured, large format, multi-sized concrete pavers such as Boardwalk Elite Pavers manufactured by Reading Rock or equal installed over a concrete foundation and sub-base surface
Steps to Backyard	• Materials and installation by Landscaper

Deck Features

Decking Surface	• Trex "Select" mid-tier option with a fade-and stain-resistant shell plus exclusive SunComfortable™ Technology.

Railing System	•	Trex “Select” composite railing system round metal balusters and a Trex material handrail cap and bottom rail
Covered Porch Features – Front Porch		
Floor Surface	•	Textured, large format, multi-sized concrete pavers such as Boardwalk Elite Pavers manufactured by Reading Rock or equal installed over a concrete sub-base surface
Steps to Terrace	•	Textured, large format, multi-sized concrete pavers such as Boardwalk Elite Pavers manufactured by Reading Rock or equal installed over a concrete sub-base surface base
Covered Porch Features – Lower Terrace		
Floor Surface	•	Textured, large format, multi-sized concrete pavers such as Boardwalk Elite Pavers manufactured by Reading Rock or equal installed over a concrete sub-base surface
Transition from Family Living to the Covered Porch	•	6” step down
Transition from Covered Porch to Patio/Pool Deck	•	Smooth transition w/o a step down
Ceiling	•	6” wide tongue and groove pine planks with grooved side exposed – stained finish
Interior Porch Walls	•	Architectural stone as shown on plans
Exterior Trim Materials		
Eaves and Trim	•	Engineered wood trim, LP SmartSide or MiraTEC trim boards
Exterior Paint Finishes	•	All eaves, soffits, siding, window and door trim will receive (2) coats of exterior latex paint
Roofing		
Shingles	•	Roof shingles will be asphalt dimensional shingle; Certainteed Landmark or equal
Gutters and Downspouts	•	Upsized 6" aluminum gutters and 4" downspouts, standard color
Landscaping		
Beds and Plants	•	To be supplied and installed by Landscape contractor – not included in builder construction contract
Lawn	•	Lawn will be completely sodded per contract allowance
Irrigation	•	To be supplied and installed by Landscape contractor – not included in builder construction contract
Outdoor Lighting	•	To be supplied and installed by Landscape contractor – not included in builder construction contract

WINDOWS AND DOORS

Windows	•	Andersen 400 Series: vinyl exterior clad, wood casement-style windows with Low-E4 insulated glass. Andersen's standard colors, hardware and screens are included. Options and

	accessories are available. Upgraded finer mesh screens to be included in some rooms, per the allowance.
Front Door	• Mahogany custom front door entry system similar as shown on plans - finished and installed per allowance

Service Doors

House to Garage	• Paintable fiberglass fire-rated "Smooth Star" Therma-Tru raised-paneled door, Model # SSF220 (2-paneled, squared top)

Doors to Deck, Grill Terrace and Lower-Level Covered Porch

Casual Dining Exterior Doors	• Andersen 400-Series, traditional style full-glass hinged patio door to Grill Terrace and Andersen 400-Series Frenchwood gliding patio door to the Upper Deck
Patio Door to Lower-Level Covered Porch	• Andersen "Frenchwood" traditional style sliding glass patio doors

Garage Overhead Doors

Doors	• Insulated Clopay Gallery Steel Series garage door(s) with glass-top panels, standard prefinished panels and sized as noted on plans. Optional wood grained finishes available at a premium.
Openers	• Liftmaster 6580L Plus Series Ultra-Quiet belt drive Smart Opener with Battery Backup, Camera and Dual LED Lighting, WiFi capability, two remotes and outside keypad installed.

CEILING HEIGHTS

First and Second Floors	• 1st floor ceilings to be 10 foot tall and 2nd floor ceilings to be 9 foot tall, unless noted otherwise
Lower Level	• 10 ft. foundation walls figured. Actual ceiling height will be 9'-6" except under HVAC ducts where the ceiling will be approximately 8'-4".

INSULATION FEATURES

Insulation

Walls	• R-19 exterior sidewall insulation
Ceilings	• R-49 energy saving ceiling insulation, R-38 in tight areas
Air Infiltration	• Air infiltration insulation package to seal the building envelope and minimize air leaks
Basement Walls - Interior	• R-13 fiberglass batts in finished exterior wall areas
Basement Walls - Exterior	• 1" barrier board insulation installed over Tuff-N-Dri exterior waterproofing
Noise Mitigation	• Common walls located around the Primary Suite bedroom to receive a layer of sound membrane in addition to two (2) layers of a higher density 5/8" Type X rated drywall

HEATING SYSTEM FEATURES

Furnace Equipment	• Two 97% high efficiency Lennox two-stage gas furnaces with variable speed blower
AC Cooling Equipment	• 18 SEER rated A/C unit(s)
Zoning Features	• Zoning control upgrade included for separate control of the lower finished area
Thermostats	• Lennox S40 Smart digital thermostats
Humidification	• Each furnace system will include an Aprilaire Model 500 or equal 12 GPM humidifier
Filters	• The system(s) will include an upgraded 4" thick higher-efficiency MERV 11 media filter, which are ideal for pet and allergy filtration
Bath Fans	• Panasonic "WhisperValue" or equal low sone bath fans and fan/lights included per the plans. Optional features such as night lights, heaters, condensation sensors and bluetooth speakers are available at an additional cost.
Duct Cleaning	• HVAC furnaces and duct system will be professionally cleaned prior to move-in

FIREPLACES

Great Room Fireplace

Firebox	• Mendota ML54 linear direct vent w/ White Oak Timberline Logs and Cool Wall Vent system
Mantle and Surround	• Per the fireplace finish allowance
Hearth Type and Material	• No hearth – Hardwood flooring will be installed up to the fireplace chase

Library Fireplace

Firebox	• Mendota FV34 direct vent w/ traditional black front, white oak logs, flat black interior and Cool Wall Vent
Mantle and Surround	• Per the fireplace finish allowance

PLUMBING FEATURES

Showroom, Supplier & Plumber	• Ferguson Enterprises is our supplier and offers a showroom consultant to assist you. Please note that all fixtures will be purchased through our plumber to ensure proper labor and material warranty support.
Fixtures	• Budgetary fixture allowance is based on Ferguson Level-4 budget selection sheets dated: 01/21/2026
Distribution Material	• PEX waterlines managed through a manifold system. Shut-offs for all room locations included.

Water Heater(s) - Tankless Option	•	(2) Navien NPE240NG Tankless Water Heaters
Garbage Disposal	•	3/4 HP Insinkerator garbage disposals included for kitchen
Icemaker Supply Line(s)	•	Icemaker supply line with shutoff valve for refrigerators as needed
Whole-House Filtration	•	“Halo 5” Water Systems - whole-house water filtration and conditioning
Hose Bibs	•	Three (3) outside and one (1) interior garage hose bibbs are included
Irrigation Supply Line	•	Irrigation waterline will be stubbed to the front outside wall within 10 ft of the main water line entry to the home.
Gas Provisions		
Service Locations	•	Furnace(s), hot water heater(s), cooktop, fireplace(s), future outdoor grill, included. Outdoor grill line will be terminated on the outside wall at the rear of the home. Hookup is not included but can be provided by the plumber.
Future Pool	•	Future pool gas service to the pool will be installed by pool contractor connecting to the main gas service located on the exterior of the home and run directly to the pool equipment
Other Provisions		
Radon Mitigation	•	Radon mitigation rough-in included (passive system). Rough-in consists of sealing the perimeter of the basement floor, installing a sealed sump pump lid, installing an exhaust PVC pipe up through the roof and providing an electrical circuit in the attic for future blower and finish.

APPLIANCES

Preferred Supplier & Installer	•	Ferguson Enterprises is our supplier and installer for all appliances. They offer a showroom consultant to assist you.
Appliance Warranties	•	Appliances are warranted directly by the manufacturer and serviced by their local authorized service providers
Whole-House Appliances	•	Wolf-Sub-Zero appliances, as shown in the Ferguson Portfolio and purchased per the contract allowance
Confirmed Appliance Selections		
Cooktop	•	Wolf Gas 36" with 4 burners and Charbroiler
Vent Hood	•	Vent-a-Hood 34" (36" wide unit) — 600 CFM
Dishwashers	•	Bosch 24" Panel Ready — quantity (2)
Refrigerator	•	Sub-Zero 36"
Freezer	•	Sub-Zero 24"
Drink Cooler	•	Sub-Zero 24" Under Counter
Oven	•	Wolf M Series — Professional or Transitional (Owner selection pending)

Microwave / Speed Oven	• 24" or 30" — size dependent on oven selection above

CABINETRY

Cabinet MFG & Supplier	• The contract allowance is based upon a combination of custom cabinets by Miller Cabinet Company and the Jae Company's Wellborn "Premier" and "Select" Series prefabricated, semi-custom full-overlay cabinetry, as supplied and installed by each respective company and as further described in the room-by-room specifications below

Room-by-Room Cabinetry

Kitchen	• Miller Custom Cabinet Company
Pantry	• Miller Custom Cabinet Company
Powder Room	• Miller Custom Cabinet Company
Great Room	• Miller Custom Cabinet Company
Library	• Miller Custom Cabinet Company
Study	• Miller Custom Cabinet Company
Mud Hall	• Miller Custom Cabinet Company
Primary Bath	• Wellborn "**Premier**" Series cabinetry
Laundry Room	• Wellborn "**Premier**" Series cabinetry
Family Lav	• Wellborn "**Select**" Series cabinetry
Children & Guest Baths	• Wellborn "**Select**" Series cabinetry

FLOORING

General	Type of flooring and locations as noted in the room-by-room specifications
Preferred Supplier & Installer	• Interior Surfaces is our preferred partner for all interior flooring and installation. Their showroom features a wide range of popular options, and they have the ability to source products from all major manufacturers and larger area suppliers.
Hardwood	• Prefinished engineered hardwood flooring per the allowance. Installed with stained oak shoe moldings, except when up against painted cabinetry and in floor tiled areas. **The contract allowance is based upon the Hallmark Floors "Alta Vista"** in the locations as noted in the room-by-room specifications. The contract allowance will be based upon contractor's quote per Owner's preliminary selections.
Vents in Wood Floors	• Flush style, custom stained to closely blend with hardwood flooring
Shoe Molding	• Stained oak shoe moldings in hardwood areas
Carpet	• Carpet installed over an 8 lb. pad per allowance. A separate allowance has been included for possible wool upgrade being considered in some locations

Tile	• Oversized ceramic or porcelain tile installed over a cement underlayment board per the allowance

TILE WALLS AND SHOWERS

Selections Note:	• Tile and shower bases will be purchased and installed per the contract allowances
Owner's & 1st Floor Guest's Showers	
• Base	• Zero-entry shower with small-format tiles and a center drain
• Walls	• Large format tiles installed in either a standard square or running bond pattern. Tiles will be installed up to the ceiling.
• Ceiling	• Painted drywall
All Other Showers	
• Base	• Acrylic fiberglass shower base with a center drain
• Walls	• Large format tiles installed in either a standard square or running bond pattern. Tiles will be installed up to the ceiling.
• Ceiling	• Painted drywall

ELECTRICAL FEATURES

Main Service	• A 300-amp main breaker electrical service will be energized by underground service
Light Fixtures	
Ceiling Can Lighting	• Recessed can lighting with 2700K LED bulbs provided by builder's electrician
Undercabinet Lighting	• Lighting provisions as noted in the room-by-room specifications below
LED Cabinet Accent Lighting	• None is included at this time but provisions will be discussed during electrical plan review phase
Specialty Equipment & Provisions	
EV-Ready Circuit	• A dedicated EV-Ready circuit will be installed in the garage. Additional circuits are available at an additional cost.
Future Pool	• Electrical capacity for future wiring to pool equipment roughed-in and terminated to a location shown on the plans
Future Outdoor Kitchen	• Electrical circuit roughed-in and terminated to a location shown on the plans
Kitchen Disposal Switch	• Countertop mounted air-switch circuit for the disposals at the kitchen sinks

SECURITY - AUDIO - HOME AUTOMATION

Preferred Supplier & Installer	• Connesso is our preferred supplier and installing contractor. They specialize in all home electronic systems and automation needs.

Security	•	Alarm.com security system consisting of (2) touch pad controls, door contacts and motion sensors as installed by Connesso. Optional security camera integration available. Monitoring available at an additional cost through Alarm.com or by a company of owner's choice.
Home Management	•	Optional features available with Alarm.com including: connect and control locks, garage door, temperature control, lights & shades, fire & CO safety, and water protection
Audio & Video	•	Audio and video systems are not included at this time, however they are available through Connesso and others.
Data and Cable Lines	•	Total qty (8) CAT-6 data lines or RG-6 coaxial cable lines are included

DRYWALL

House	•	½" drywall installed on all walls and ceilings at a Level 4 finish, except for as noted below
Garage	•	Fully drywall the garage at a Level 4 finish using 5/8" Type X drywall installed on common walls to the home and on ceilings beneath habitable rooms. The rest of the garage can be drywalled in ½" standard drywall.
Level 5 Finish Areas	•	At wainscot wall molding locations in the Foyer flanking the front door and on the Groin Vault hallway walls
Noise Mitigation Methods	•	½" QuietRock 510 or equal
Noise Mitigation Areas	•	Powder room interior walls Owner's bath back and left wall of the linen closet common to B.2 bath and Sophia's BDRM. Also, Owner's bath wall common to Sophia's BDRM. Sophia's B.2 bath wall common to Owner's WIC Niko's BDRM. 4 wall common to Owner's Suite Owner's back wall of the closet common to Niko's B.4 bath

MILLWORK

General

Interior Doors	•	Doors will be solid-core Masonite "Molded Panel Series" (2-panel, square-top) or equal, painted to match baseboards and casings. 8' tall doors on first floor and 6'8" tall doors on second floor and lower level.
Door Hardware	•	Schlage F-Series lever-style handleset in "satin nickel" finish or equal, per the allowance
Base Boards	•	7 1/4 inches tall on first floor and 5 1/4 inches tall on second floor, in lower level and garage, as selected
Door & Window Casings	•	3 1/2 inches wide throughout, including the garage. Window casings to be three-sided with windowsills and aprons.

Main Staircase

Style & Handrail System	•	Traditional style staircase with an "over-the-post" poplar wood handrail system w an allowance towards an optional "continuous rail" system yet to be designed

Materials	•	Metal balusters (1/2" twist square tubular, ribbon square or equal) with poplar wood handrail and poplar treads
Stair & Railing Nosing(s)	•	Poplar stair landings and upper hallway handrail nosings
Finish	•	Stained handrails, posts and treads. Step risers and skirt boards will be painted to match trim.
Carpet Provisions	•	Stair treads will be prepared for a carpet runner located down the middle of the stairs
Crown Mouldings		
Trim Profile and Size	•	5 1/4 inch profile in locations as listed below
Profiles	•	To be selected from supplier's stock mouldings, poplar finger-jointed or solid MDF profiles. Larger or non-stock profiles may be selected at a premium.
Locations – 1st Flr.	•	**1pc Locations:** Library perimeter and recessed ceiling, Study, Kitchen recessed, Powder Room. **2pc Locations:** Great Room, Kitchen perimeter.
Locations – 2nd Flr.	•	**1pc Locations:** Owner's Bedroom and hallway. **2pc Locations:** Upper Foyer and hallway.
Locations – Lower Level	•	None
Wood Wall Features		
Foyer	•	Wood paneled walls flanking the front door will be included similar to the inspiration 3D image included in the architectural plans
Foyer Hall	•	Wood paneled walls in the "groin vault" hallway will be included similar to the inspiration 3D image included in the architectural plans
Special Features		
Floating Shelves	•	None figured at this time
Arched Casings	•	None figured at this time
Closet Finishes		
All Closets	•	All shelves are 12" deep unless otherwise noted. Additional details may be noted in the room-by-room specifications.
Owner Closet	•	(2) levels of carpenter built, painted wood hanging shelves and rod figured on all applicable walls, plus (2) sections of multi-level shelves
Children and Guest Closets	•	(2) levels of painted wood hanging shelves and rod, in locations as shown on the plans
Coat Closets	•	(1) level of painted wood hanging shelf and rod
Pantry	•	(5) levels of painted wood shelves, 16" deep as allowable and located as shown on the plans
Linen	•	(5) levels of painted wood shelves, 16" deep as allowable
Built-in Cabinetry		
General	•	Either carpenter-built or cabinetry showroom supplied built-ins will be installed and finished in the locations noted below
Great Room	•	Base cabinets with upper shelves

Library	•	Open shelf bookcases w/built-in window seat as shown on the plans
Study	•	Built-in cabinetry along the back wall
Mud Hall	•	Open locker style cubbies with doors and integral seat as shown on the plans

COUNTERTOPS

Preferred Supplier & Installer	•	Distinctive Marble and Granite (DM&G) is our preferred stone fabricator. They maintain an extensive on-site inventory of granite and marble and represent all major quartz manufacturers. They can also coordinate with other local slab showrooms. Regardless of where the stone is sourced, the final allowance and pricing will be based on the specific quote for your selected slabs.
Kitchen and Pantry	•	Group 5 granite or quartz countertops - Quartzite upgrade is being considered
Primary Bath	•	Group 4 granite or quartz countertops with 4" tall backsplash
Family Lav	•	Group 3 granite or quartz countertops with 4" tall backsplash
Formal Powder	•	Group 5 granite or quartz countertops with 4" tall backsplash
Children & Guest Baths	•	Group 4 granite or quartz countertops with 4" tall backsplash
Mud Room & Laundry	•	Group 3 granite or quartz countertops with 4” tall backsplash
Edge Detail	•	Standard "pencil" edge
Sink Selections	•	Two options: sinks provided directly by DM&G (often more cost-effective), or selected through Ferguson and sent to DM&G for installation

INTERIOR PAINT

Trim - Paint Specs	•	Sherwin Williams "Pro Classic" or equal; one trim paint color has been figured throughout
Wall & Ceiling - Paint Specs	•	Sherwin Williams "Duration" (or equal) high quality flat finish paint
Walls & Ceilings - Number of Colors	•	There is no specific limit, however the painter may charge an additional fee if he deems the number of colors to be excessive

SHOWER DOORS, MIRRORS AND GLASS

Owner’s Shower	•	½” thick clear glass stationary shower panel of approximately 36” wide x 84” tall and set in a brushed nickel u-channel, unless otherwise selected by the Owner
Guest Bath – 1st Flr. Shower	•	Basco 4500 Infinity or equal Semi-Frameless 1/4-inch glass sliding shower door – Brushed Nickel frame finish and clear glass
Guest Bath – 2nd Flr. Shower	•	Basco 4500 Infinity or equal Semi-Frameless 1/4-inch glass sliding shower door – Brushed Nickel frame finish and clear glass
Children’s Showers	•	Basco 4500 Infinity or equal Semi-Frameless 1/4-inch glass sliding shower door – Chrome frame finish and clear glass

Lower-Level Shower	• Basco 4500 Infinity or equal Semi-Frameless 1/4-inch glass sliding shower door – Chrome frame finish and clear glass
Decorative Mirror Allowances	• Decorative mirror allowances have been figured for all baths

ROOM-BY-ROOM SPECIFICATIONS

KITCHEN & PANTRY FEATURES

Flooring	Hardwood
Ceiling	Painted drywall ceiling
Cabinetry	Custom cabinetry by Miller Cabinet Company per allowance
Countertops	Group 5 granite or quartz countertops – a Quartzite upgrade is being considered
Backsplash	Tile backsplash per allowance
Sink(s)	Two sinks as selected per plumbing allowance
Faucet(s)	Per plumbing allowance
Reverse Osmosis Water Filter	Undersink RO system with separate faucet mounted at the sink and with an RO water line plumbed to the Ice Maker
Appliances	Wolf-Sub-Zero and other manufacturer appliances per allowance
Lighting Features	Switched LED undercabinet lighting

CASUAL DINING FEATURES

Flooring	Hardwood
Ceiling	Drywall vaulted ceiling
Exterior Door	Andersen doors as described above under "Window and Door" specifications

GREAT ROOM FEATURES

Flooring	Hardwood
Ceiling	12 foot ceiling height
Ceiling	Painted drywall ceiling
Fireplace	Included as specified above under "Fireplaces"
Built-in Cabinetry	Custom cabinetry by Miller Cabinet Company per allowance

LIBRARY FEATURES

Flooring	Hardwood
Ceiling	Painted drywall ceiling
Entry Door	Single oversized pocket door with 10 light glass panel
Built-in Bookcases	Custom bookcase/cabinetry by Miller Cabinet Company per allowance

FOYER FEATURES

Flooring	Hardwood

Ceiling	• 2-Story painted drywall ceiling
Front Door	• Custom door as described above under "Window and Door" specifications
Coat Closet	• Coat closet with single wood shelf and rod
Staircase	• Staircase as designed per plans and further described under "Millwork" features above
Wood Walls – Front Door	• Wood paneled walls flanking the front door will be included similar to the inspiration 3D image included in the architectural plans
Wood Walls – Groin Vault Hall	• Wood paneled walls in the “groin vault” hallway will be included similar to the inspiration 3D image included in the architectural plans

STUDY FEATURES

Flooring	• Hardwood
Ceiling	• Painted drywall ceiling
Entry Door	• Double glass wood doors with optional adjacent glass wood door panels
Built-in Cabinetry	• Custom cabinetry by Miller Cabinet Company per allowance

POWDER ROOM FEATURES

Flooring	• Mosaic ceramic tile per allowance
Ceiling	• Painted drywall ceiling
Vanity Cabinet	• Custom cabinetry by Miller Cabinet Company, per allowance
Vanity Top	• Group 5 granite or quartz countertops with 4" tall backsplash
Plumbing Fixtures	• Per plumbing allowance as described in Plumbing Features above
Mirror	• Decorative framed mirror per allowance

FAMILY LAV FEATURES

Vanity Cabinet	• Wellborn "Select" Series cabinetry
Vanity Top	• Group 3 granite or quartz countertops with 4" tall backsplash
Plumbing Fixtures	• Per plumbing allowance as described in Plumbing Features above
Mirror	• Decorative framed mirror per allowance

MUD HALL FEATURES

Flooring	• Slate style ceramic/porcelain tile per allowance
Ceiling	• Painted drywall ceiling
Built-in Cabinetry	• Open locker style cubbies with doors and integral seat, per allowance
Door to Garage	• Paintable fiberglass fire-rated "Smooth Star" Therma-Tru as described above under "Window and Door" specifications
Plumbing Fixtures	• Per plumbing allowance as described in Plumbing Features above

Closet	• Coat closet with one wood shelf and hanging rod

LAUNDRY ROOM FEATURES

Flooring	• Tile
Ceiling	• Painted drywall ceiling
Cabinetry	• Wellborn "Premier" Series cabinetry
Countertop	• Group 4 granite or quartz countertops with 4" tall backsplash
Plumbing Fixtures	• Per plumbing allowance as described in Plumbing Features above
Washer/Dryer Provisions	• Standard top load washer and electric dryer provisions

PRIMARY SUITE FEATURES

Bedroom	
Flooring	• Carpet
Ceiling	• Painted drywall ceiling
Closets	
Flooring	• Carpet
Shelving	• Carpenter built, painted wood shelving as specified in the Millwork section above
Bath Room	
Flooring	• Tile installed over a cement underlayment
Ceiling	• Painted drywall ceiling
Cabinetry	• Wellborn "Premier" Series cabinetry
Vanity Tops	• Group 4 granite or quartz countertops with 4" tall backsplash
Mirror(s)	• Decorative mirrors per allowance
Plumbing Fixtures	• Per plumbing allowance as described in Plumbing Features above
Shower	
Type	• Zero-threshold entry walk-in shower with a tiled base and center drain
Shower Walls	• Large format tile installed to the ceiling
Shower Seat	• Seat as shown on plans with the cap to be a solid surface material
Plumbing Fixtures	• Standard wall mounted shower head
Specialty Plumbing Fixtures	• Handheld sprayer with diverter valve figured in the allowance
Shower Door/Entry	• 1/2" thick frameless clear glass shower door per allowance
Soaking Tub	• Selected per plumbing fixture allowance
Soaking Tub Faucet	• Floor mounted selected per fixture allowance

UPPER HALLWAY FEATURES

Flooring	• Hardwood on 2nd floor hallway and on stair landings
Ceiling	• Painted drywall ceiling

CHILDREN & GUEST BEDROOM SUITE FEATURES

Bedrooms		
Flooring	•	Carpet
Ceilings	•	Painted drywall
Closets		
Flooring	•	Carpet
Shelving	•	Carpenter built, painted wood shelving as specified in the Millwork section above
Baths		
Flooring	•	Tile
Ceilings	•	Painted drywall
Vanity Cabinets	•	Wellborn "Select" Series cabinetry
Vanity Tops	•	Group 4 granite or quartz countertops with 4" tall backsplash
Showers (As Applicable)	•	Prefabricated acrylic shower base with standard format tile to the ceiling
Tub/Showers (As Applicable)	•	Bathtub per allowance with standard format tile to the ceiling
Shower Doors (As Applicable)	•	3/8" thick semi-frameless bi-pass style shower door with chrome or nickel frame and clear glass figured for showers only. Shower doors are not figured as standard on bathtub/showers.
Mirrors	•	Decorative mirrors per allowance

LOWER LEVEL FINISH

Family Living & Play Room		
Flooring	•	LVP
Ceiling	•	Painted drywall
Gym		
Flooring	•	2’ x 2’ rubber floor tiles per allowance
Ceiling	•	Painted drywall
Pool Bath	•	Finished the same as the second-floor baths
Golf Pit		
General	•	Unfinished area with sunken foundation for an approximate 11'-7" ceiling. Additional details and requirements TBD.

GARAGE FEATURES

House to Garage Door	•	As described in “Windows and Door” specifications above
EV-Ready Circuit	•	A dedicated EV-Ready circuit will be installed in the garage. Additional circuits are available at an additional cost.
Standard Duplex Outlets	•	Qty (3) wall outlets included
Overhead Garage Door & Opener	•	Included as described in the “Window and Door” section above
Steps Into the Home	•	Steps will be concrete
Hose Bibb	•	One of the included (4) hose bibbs is figured for the garage