











INCLUDED FEATURES

Caitlin Estates

FOUNDATION

- Footings and Walls sized per engineering specifications per plan.
- Damp-proofing spray on heated walls.
- Includes concrete pumping of wall forms.
- Fiber mesh reinforced 4” concrete garage floor.
- Fiber mesh reinforced 3” concrete basement floor.
- Vapor barrier under basement floor.
- Gravel backfill of basement walls to ensure good drainage to drain system and dry walls
- Footing will have rebar reinforcement to ensure their structural integrity.
- Passive Radon measures include plastic sheeting in crawl space, venting out thru roof, with electric junction box in attic.

EXTERIOR

- Fiber cement lap siding.
- Whitewood trim with double corner-board trim. Front elevation windows are trimmed.
- Exterior painting/staining & calking: 3 colors include Body, Trim & Accent. Body and accent paint are satin sheen, and trim is satin sheen. Trim paint is brush/rolled.
- White or almond color vinyl windows and patio doors with perimeter grid pattern or no grids on front elevation.
- Fiberglass entry door with lights is painted the same as the accent color of the house.
- Fire rated door (house to garage) to match interior door pattern.
- Insulated steel panel garage door with windows and 1 opener (1-remote control included)
- Front landscaping.



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- Architectural roof with limited lifetime warranty.
- Exposed aggregate concrete flatwork.
- 10 x 8 Patio or deck (unfinished), based on elevation, with patio sliding w/transom window.

LUMBER, WALLS & ROOF

- Post & beam dimensional lumber floor framing system.
- 3/4" tongue and groove Oriented Strand Board floor system, glued, & nailed in place. Exterior walls studs are 2" x 6" set 16" on center.
- Interior walls studs 2" x 4" set 16" on center, or wider to accommodate plumbing and/or heat runs.
- 7/16" OSB (Oriented Strand Board) sheathing on exterior walls.
- R-21 fiberglass batt wall insulation for superior air infiltration protection R-38 blown. R-30 fiberglass batt under-floor insulation.
- Engineered roof trusses.
- 7/16" OSB roof sheathing.
- 15# felt roof underlayment.
- Fiberglass composition architectural shingles (limited lifetime).
- Metal gutters w/4" downspouts.

HEATING & AIR CONDITIONING

- Electric furnace for heating.
- Programmable thermostat.
- Exterior exhaust venting for kitchen micro/hood. Recessed in-wall dryer vent box.



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COMFORT & CONVENIENCE

- One year builder's warranty plus 2-10 warranty.
- Automatic garage doors with 1 opener for door.
- 2 frost free exterior faucets.
- Air conditioning prewire.
- Utility room
- 2 weatherproof electrical outlets (per plan).
- Electric fireplace

PLUMBING

- Plumbing fixtures chrome or black finish, allowance based on plan. Stainless steel 33" x 22" single bowl kitchen sink.
- 2-Pc. tank/bowl toilets with round toilet bowls.
- 19" round drop-in Lavatory sinks, 4" center set spacing. 2 sinks in master bath (per plan).
- Water heater: tankless.
- Garbage disposal with electric switch, 1/3 H.P.
- Plumbed for refrigerator ice maker water line.
- Fiberglass Tub/showers. (Tile showers available @ extra cost).
- Water lines: PEX type water piping.
- PVC drain, waste, and vent.

ELECTRICAL

- 200 AMP electric service.
- Decora switches, white or light almond color.
- Duplex electrical outlets per code.
- G.F.I. outlets per code.
- Light fixture -Chrome.



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- Two weather resistant exterior outlets.
- Carriage type wall mounted exterior light fixture @ each exterior door.
- Smoke alarms & CO2 detectors per code.
- Cable TV jacks located in great room.
- 80 CFM / 2.5 sone bathroom exhaust fans with spring wound timers, vented to the outside.
- 50 CFM / 3.0 sone exhaust fans @ powder room and laundry/utility, vented to the outside.
- Appliance circuits: Gas Range, Electric Clothes Dryer, Refrigerator, Dishwasher, Disposal, Microwave Oven.
- Laundry/Utility room, one 120v. outlet included.
- Electric and gas water heater, and A/C
- Garage: garage door opener pre-wire, one duplex wall outlet, and one “keyless” light per car bay in garage. One exterior Carriage light per garage door.
- Low Volt electrical will be terminated @ master closet with a “mudring”, allowing the cable company to complete the connection. Phone line will be ready to use.
- 6” diameter recessed kitchen light fixtures (1 fixture per 300 sq/ft living space) including white baffle trim and 65 watt incandescent bulb. Pendant lighting @ kitchen island or peninsula per plan.

INTERIOR

- Luxury Vinyl Plank (LVP) flooring in foyers, kitchen, powder room, and pantry. Chrome finishes
- Nine-foot-high ceilings throughout the 1st floor, second floor is standard per plan.
- 2-panel square hollow core interior doors.



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- Complete professional interior painting. Walls and ceiling are 1-color latex eggshell sheen. Wood trim accent color is semi-gloss latex enamel. Walls are sprayed 1-coat and back-rolled.
- Composite wood closet and pantry shelving with wood pole in bedroom closets. Painted with latex eggshell sheen wall paint.
- ½” drywall in house, 5/8” drywall in garage. Walls orange-peel texture, ceilings are machine brocade texture. Garage orange-peel texture throughout. Square corner bead. Primer coat is applied prior to texture.
- Paint grade cabinets and bronze, chrome or black hardware.
- Carpet with 6 lb. pad (allowance provided by plan).
- Carpet in bedrooms, den/living, dining, stairs, and halls.
- LVT flooring in primary bathrooms.
- Countertop allowance assumes Quartz slab, with tile backsplash in kitchen, tile top in the bathrooms (allowance provided by plan).
- Appliance allowance Stainless Steel range, dishwasher, Microwave range hood.

KITCHEN

- Quartz with tile backsplash.
- Stainless steel appliances.
- Range, Micro/Hood and dishwasher.
- Stainless single bowl sink.



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BATHROOMS

- Tile counter tops.
- 5' or 6' soaking tub in master bath (per plan)
- LVT floors in bathrooms.
- Double sinks (or per plan).

OTHER

- Garage: finished drywall on ceiling and walls, textured and painted.
- Generous allowances.
- Site clean-up during construction process, and professional final cleaning.
- 1 year builder's warranty plus 2-10 Warranty.

These are examples of what you can choose within your allowances. You will make the final selections when you meet with the builder's preferred vendors.