

1268 Bixler – ADU/REC Finish

Item	Specification
Amp Rating for Electrical Service	100
Appliances	See Appliance Portfolio
Appliances: Clothes Washer & Dryer	Optional, not included
Bath Fans	Broan or Panasonic fans, or equal, sized to the room per code
Bath: Accessories	Mirror, Delta Compel: paper holder, towel ring & bar in master, towel ring in 1/2 bath, towel bar in each side of main bath, towel bar at tub
Cabinets: wet bar & bath	Shaker Style Soft close & full extension, see Finish Portfolio for door style & color
Carbon Monoxide/Smoke detectors	As required per state law
Ceiling Fan Prewires	One in bedroom and 1 in living room
Counters, Tile & Flooring	See Finish Portfolio. Standard Flooring & garage stairs LVP
Door: From ADU to Garage	Fire Rated Solid Core Door
Doors: Interior	Bath & Bedroom: 2-Panel, solid-core; Other Interior Doors: 2 Panel, hollow-core
Drywall	1/2" straight corners, knock down texture
Framing	2" x 6" exterior construction, garage 2" x 6"
Gutters, Flashings & Downspouts	K style, pre-primed metal gutters
Hardware: Baths & Kitchen Cabinets	\$150 allowance
Hardware: Front Door	Schlage Century
Hardware: Interior Doors	Dexter Solstice Lever – matte black
Insulation: Floor below (over garage)	R-49, blown in above garage
Insulation: Attic and/or Ceilings	R-49, blown-in fiberglass
Insulation: Exterior Walls	R-21, batt
Lighting & Ceiling Fans	See Lighting Portfolio in addition to can lighting in hallways & wet bar area
Outlets: Electrical	Per code
Outlets: Phone & Cable	1 in bedroom & main living area
Paint: Interior	Walls one color. Ceiling and trim alternate color
Plumbing	Pex System Piping
Plumbing Fixtures	See Plumbing Portfolio
Roofing	30-Year Asphalt Shingle
Sills for Windows	Paint Grade
Trim: Interior Baseboards	3 1/4" square Base Paint Grade
Trim: Interior Casing	2 1/2" square Case Paint Grade
Walls/Ceiling Height in Upper Level	8' with vaulted ceilings in bedroom
Windows	vinyl low e

Note: Floor plans show optional features not included in the base price. Floor plans, elevations, base pricing, lot premiums, standard inclusions & specifications, upgrades/option pricing, square footage, availability, terms & conditions are subject to change without prior notice until executed in writing by Buyer and Seller. All plans, renderings and landscaping are artist's interpretations only and may not reflect the standard finishes included in the base price. All room sizes, window locations, square footage, and dimensions are approximate. Drawings may not be to scale. All designs are the property of Porchfront Homes and may not be used for any purpose unless expressly consented to in writing.

Buyers Initials _____