

1279 Washburn Street

Item	Specification
Amp Rating for Electrical Service	200
Appliances	See attached 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
Basement Finish	Included. Dry Bar optional
Built-Ins	Per Plan
Cabinets: Kitchen & baths per plan	Shaker Style Soft close and full extension; Trash & recycling pull-out per Plan, see Finish Portfolio for door style & color
Cabinets: Laundry	See Finish Portfolio
Carbon Monoxide/Smoke detectors	As required per state law
Ceiling Fan Prewires	One in each bedroom and 1 in living room
Counters, Tile & Carpet & Hardwood	See Finish Portfolio
Decks	Composite material per Plan
Door: From House to Garage	Fire Rated Solid Core Door
Door: Front Entry Door	Therma-Tru or similar Entry Door per Plan
Doors: Exterior/Patio	Therma-Tru or similar Full Lite Doors per Plan
Doors: Interior	Bathroom & Bedroom Doors: Two Panel, solid-core; All Other Interior Doors: Two Panel, hollow-core
Doors: Shower	Euro Style Frameless
Driveway	Concrete
Drywall	1/2" straight corners, knock down texture
Exterior Finishes	Wood and/or cementitious composite trims, siding and columns Per Plan
Exterior Thermal Break	Tyvek or similar House Wrap
Exterior: Columns	Wood or synthetic, per Plan
Exterior: Porch Beam Assemblies	Wood or synthetic, per Plan
Fencing	Rear yard fencing included with gate, design TBD by Builder
Fireplace	Heat & Glo SL-7 Gas Fireplace or similar
Flooring: Stairs to Upper level & landing	Hardwood treads and risers
Flooring: Stairs to Basement	Per Portfolio
Foundation	Spread footing
Framing	2" x 6" exterior construction, garage 2" x 6"
Garage Doors	CHI Steel Stamped Carriage with R9 insulation
Garage Doors Opener	Genie Model 2028 openers, includes two (2) remotes for each door
Gas lines	Range, Furnace, Water Heater and Fireplace
Gutters, Flashings & Downspouts	K style, pre-primed metal gutters
Hardware: Baths & Kitchen Cabinets	\$500 allowance
Hardware: Front Door	Schlage Century – brushed nickel
Hardware: Interior Doors	Dexter Solstice Lever – matte black
Hose Bibs	1 at front of house, 1 at back of house Per Plan
House Numbers	Black Numbers
HVAC: A/C	2 Lennox Air Conditioning Units, SEER rating per HERS requirements
HVAC: Furnace	2 Lennox Furnaces 93.0%+ AFUE, High Efficiency Gas Furnace per HERS requirements
Insulation Garage ceiling and walls	Ceiling R-49, blown; Wall Insulation is not included, Optional

**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.

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Insulation: Attic and/or Ceilings	R-49, blown-in fiberglass
Insulation: Exterior Walls	R-21, batts
Landscaping	Front & back included with irrigation, design TBD by Builder
Lighting & Ceiling Fans	See Lighting Portfolio in addition to can lighting in hallways and kitchen
Outlets: Cable	1 in all bedrooms, office and living room
Outlets: Electrical	Per code
Outlets: Phone	1 in all bedrooms, office and living room
Paint: Exterior	Low VOC, 3 colors: base, trim & accent
Paint: Interior	Low VOC, 3 finishes: ceilings in flat, walls one color, trim semi-gloss 3 <sup>rd</sup> color
Patios	Concrete
Plumbing	Pex System Piping
Plumbing Fixtures	See Plumbing Portfolio
Porch	Concrete
Radon Mitigation System	Under slab piping and slab edge sealing included, radon fan optional
Roofing	30-Year Asphalt Shingle
Sills for Windows	Paint Grade
Stair Well & Case	Stained wood rails, painted square balusters & newel posts
Trim: Interior Baseboards	5" square Base Paint Grade
Trim: Interior Casing	3" square Case Paint Grade
Walls/Ceiling Height in Main Level	10 feet per Plan
Walls/Ceiling Height in Upper Levels	8 feet, vaulted bedroom ceilings per Plan
Walls/Ceiling Height in Basement	9 feet
Water Heater	50 Gallon, State or equivalent .70 EF
Windows	MI White vinyl low e

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