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775 CENTURY CIRCLE MAGNOLIA PLAN SPECIFICATIONS

APPROX 4215FT² OF FINISHED LIVING PER PLAN

Location: 775 CENTURY CIR. WAUKEE, IA

FOUNDATION: WALKOUT LOT (9-Foot Walls)

- 8 INCH POURED CONCRETE FOUNDATION WITH 8" X 16" CONTINUOUS CONCRETE FOOTINGS
- 4" 4000 LB TEST CONCRETE FLOORS
- 4" OF GRAVEL UNDER BASEMENT FLOOR WITH INTERIOR AND EXTERIOR PERIMETER TILE
- FILL SAND IN OVERDIG AND SUB GRADE UNDER GARAGE FLOOR SLAB
- 10 YEAR WATERPROOFING

EXTERIOR CONCRETE AND DRIVEWAY

- CONCRETE DRIVEWAY
- SERVICE WALK FROM FRONT STOOP TO CONCRETE SLAB
- POURED CONCRETE STOOP AND STEPS
- 30X14 POURED PATIO UNDER DECK

FRAMING/EXTERIOR-Per Plan

- 10'- 2 X 4 MAIN LEVEL AND 9FT BASEMENT SIDEWALLS
- VAULTED CEILING IN LIVINGROOM AND MASTER BEDROOM
- GABLE AND HIP ROOF TRUSSES
- OVER-SIZED 3 CAR GARAGE
- TJI FLOOR JOISTS
- 7/16 SOLID WALL SHEETING
- TYVEK© HOUSE WRAP
- 8" LP SMARTSIDE SIDING AND TRIM
- VERTICAL SIDING ON FRONT
- STONE PER PLAN
- 5" SEAMLESS GUTTER
- OPEN DECK

ROOFING

- 30 YEAR ARCHITECTURAL
- RIDGE VENTS

DECK AND COVERED PORCH

- 31'X14' DECORATORS VAULT COMPOSITE DECKING (DUSK) WITH BLACK WESTBURY ALUMINUM C10 RAILING
- WOOD CARSIDING ON FRONT PORCH CEILING

WINDOW/DOOR SCHEDULE PER PLAN

- ANDERSON 100 SERIES WINDOWS BLACK EXTERIOR/BLACK INTERIOR
- 2- 12X8 ANDERSON 100 SERIES PATIO DOORS
- SINGLE HUNG, SLIDER AND FIXED WINDOWS PER PLAN
- 6ftx8ft FRONT DOOR OTHER DOORS PER PLAN STYLE TBD
- 16X8 AND 9X8 INSULATED PAINTED STEEL WITH WINDOWS AND BELT DRIVE GARAGE DOOR OPENERS INCLUDED
- 1-KEYPAD

INSULATION

- POLY VAPOR BARRIER IN HOUSE
- R-15 BLOWN IN BLANKET (BIBS) EXTERIOR WALLS (2" X 4")
- R-23 BLOWN IN BLANKET (BIBS) EXTERIOR WALLS (2X6)
- R-11 BASEMENT WALLS
- R-11 IN GARAGE
- R-19 GARAGE ATTIC
- R-44 CEILING (ATTIC)
- R-19 RIM JOISTS

MECHANICAL

- RHEEM 96% GAS FURNACE WITH MATCHING 16 SEER AC UNIT 2 ZONES
- 2 DIGITAL THERMOSTAT
- 1-46" NEOPOLIAN GAS FIREPLACE



- 1 75 GALLON ELECTRIC WATER HEATER
- 1" PEX WATER LINE FROM METER PIT TO HOUSE

- 2 EXTERIOR HOSE BIBS
- HOT AND COLD HOSE BIB IN GARAGE
- 1-SUMP BASKET WITH 1/3 HP LITTLE GIANT PUMP
- PASSIVE RADON SYSTEM
- IRRIGATION
- CITY WATER, SEWER AND STORM WATER SERVICE
- FULL BATH IN BASEMENT
- FIXTURES TBD

- **MASTER BATH**
 - CUSTOM TILE SHOWER WITH DELTA RAIN CAN SHOWER HEAD
 - SOAKER TUB
 - EXHAUST FAN
 - DELTA FAUCETS
 - 2-72" UNDERMOUNT BOWL WHITE VANITY CABINETS WITH QUARTZ COUNTERTOP WITH BACKSPLASH UP TO MIRROR
 - 1- MANSFIELD ELONGATED ADA TOILET
 - 1 TOWEL BAR
 - 1 TOILET PAPER HOLDER

- **2 BASEMENT FULL BATHS**
 - 1 EXHAUST FAN
 - 5' AKKRE ACRYLIC SHOWER WITH BLACK DELTA FIXTURES AND GLASS DOORS
 - DELTA FAUCET
 - 36/42" GRAY VANITY CABINETS W/SINGLE BOWL WITH QUARTZ COUNTERTOP
 - BACKSPLASH UP TO MIRROR ON VANITY
 - 1 MANSFIELD ELONGATED ADA TOILET
 - 1 TOWEL BAR
 - 1 TOILET PAPER HOLDER

- **MAIN LEVEL AND BASEMENT ½ BATH**
 - FURNITURE PIECE VANITY
 - MANSFIELD ELONGATED ADA TOILET
 - DELTA FAUCET
 - 1 TOWEL BAR
 - 1 TOILET PAPER HOLDER

- **MAIN LEVEL JACK AND JILL**
 - 1 EXHAUST FAN
 - 5' AKKRE ACRYLIC Shower WITH GLASS DOOR
 - DELTA FAUCET
 - 96" GRAY VANITY CABINET W/DOUBLE BOWL WITH QUARTZ COUNTERTOP
 - BACKSPLASH UP TO MIRROR ON VANITY
 - 1 MANSFIELD ELONGATED ADA TOILET

- FLOATING SHELVES FOR TOWELS
- 1 TOWEL BAR
- 1 TOILET PAPER HOLDER
- **LOWER LEVEL BAR**
 - BAR CABINETS W/STAINLESS STEEL UNDERMOUNT SINK
 - BAR FAUCET
 - FULL SIZE FRIDGE SPOT
 - WATER LINE FOR ICE MAKER
 - QUARTZ COUNTERTOPS
- **KITCHEN**
 - QUARTZ COUNTERTOPS
 - UNDERMOUNT FARMHOUSE SINK
 - GAS COOKTOP
 - WALL OVEN AND MICRO COMBO
 - RANGE HOOD VENTED TO EXTERIOR
 - WATER LINE TO REFRIGERATOR
 - DISHWASHER
 - PULL OUT DELTA FAUCET
 - DISPOSAL
 - LARGE WALK IN PANTRY
 - APPIANCES GE CAFÉ'
- **LAUNDRY AREAS**
 - FIRST FLOOR LAUNDRY ROOM WITH FOLDING AREA OR CLOSET
 - LAUNDRY CABINET W/ SINK WITH DELTA FAUCET

ELECTRICAL

- 200 AMP ELECTRIC SERVICE WITH 100 AMP SUB PANEL
- 3 WEATHERPROOF OUTLETS
- CABLE IN FAMILY ROOMS, BASEMENT REC ROOM, AND ALL BEDROOMS
- 2 DOOR BELL CHIMES
- 1 75GAL ELECTRIC WATER HEATER
- FRIDGE IN BAR AREA IN BASEMENT
- MICROWAVE IN BAR IN BASEMENT
- LED UNDERCAB LIGHTING
- KITCHEN UNDERCAB PLUG MOLD
- CEILING FANS IN FAMILY ROOM, DECK, MAIN AND ALL BEDROOMS
- LED CAN LIGHTING IN KITCHEN/HALLWAYS/BASEMENT
- PENDANTS OVER ISLAND
- WIRED FOR OVERHEAD GARAGE DOOR OPENERS & PHOTO EYES
- EXTERIOR CANS
- LIGHTING ALLOWANCE FOR FANS, PENDANTS, VANITY LIGHTS.
- DECRA WHITE SWITCHES AND STANDARD PLUGS
- BASEMENT FINISHED
- 5.1 STEREO PREWIRE TO UPSTAIRS AND 7.2 BASEMENT
- SECURITY SYSTEM PREWIRE ONLY

KITCHEN

- CABINETS FROM PARAMOUNT KITCHENS AND BATH
 - SELECTION SHEET WITH PICS CAN BE PROVIDED
- APPLIANCES FROM FACTORY DIRECT APPLIANCE
 - WHITE GE CAFÉ APPLIANCES
 - LAUNDRY NOT INCLUDED
- QUARTZ COUNTERTOPS FROM IOWA COUNTERTOPS
 - SELECTION SHEET WITH PICS CAN BE PROVIDED

FLOORING

- ALLOWANCE WILL APPLY
- ENGINEERED WIDE PLANK HARDWOOD ON MAIN,
- TILE IN BATHS, LAUNDRY, BAR, MUDROOM.
- CARPET IN ALL BEDROOMS, ON STEPS, AND IN LOWER LEVEL
- BACKSPLASH IN KITCHEN
- TILE, BRICK OR STONE AROUND FIREPLACE TBD

DRYWALL

- EXECUTIVE FINISH ON CEILINGS THROUGHOUT HOUSE
- ORANGE PEEL SIDEWALLS-SQUARE CORNERS
- GARAGE-LIGHT ORANGE PEEL ON SIDEWALLS & CEILING

INTERIOR TRIM

- BOTH LEVELS
 - PAINTED HOLLOW CORE 1 PANEL MADISON DOORS
 - PAINTED TRIM AND DOORS
 - STAINED, HOOD MANTLE AND FLOATING SHELVES
 - FAUX RIDGE BEAM ON MASTER BEDROOM VAULT
 - SCHLAGE DOOR KNOBS
 - FULLY TRIMED OUT WINDOWS
 - OPEN RAIL WITH BLACK METAL RAILING
- MUDROOM LOCKER DESIGN TBD
- BUILT-INS NEXT TO FIREPLACE TBD
- LOWER LEVEL FAMILY ROOM BUILT-IN TBD

SHELVING- (ENTIRE HOUSE)

- LAYOUTS TBD ALLOWANCE APPLIES

PAINTING

- INTERIOR – LOW SHEEN SCRUBABLE PAINT FROM SHERWIN WILLIAMS WITH FLAT WHITE CEILINGS
- WOODWORK
 - PAINTED WHITE
 - DOORS WHITE
 - STAINED MANTEL, FAUX BEAMS AND OTHER ACCENTS
- EXTERIOR (LP SIDING)
 - 1 BODY COLOR
 - 1 TRIM COLOR
 - 1 STONE COLOR
 - 1 DOOR COLOR, TRUSS, POSTS AND CORBELS

ALLOWANCES PROVIDED

- LANDSCAPING, RETAINING WALLS, IRRIGATION, FINAL GRADE AND SOD
- FLOORING MATERIAL AND LABOR (Includes TILE FOR showers, backsplashes, and fireplace)
- CABINETS (**ORDERED ALREADY**)
- COUNTERTOPS (PICKED)
- LIGHTING (Includes fans)
- PLUMBING FIXTURES (includes soaker)
- SHELVING
- APPLIANCES
- MIRRORS AND SHOWER GLASS
- EXTERIOR AND FIREPLACE STONE