

Builder's Spec Sheet

The following are standard features for all Upward Builder, LLC Homes. Upgrades may be allowed with a non-refundable deposit prior to commencing work.

Kitchen:

- Full Extension/Soft Close Drawers
- Granite Counter Tops
- Stainless Steel Appliances: Electric range, dishwasher

Microwave, disposal:

- Pendant Lights over island
- 60/40 stainless steel sink
- Recessed lights
- Icemaker connection for refrigerator
- Stainless Steel Beverage Cooler installed in island
- Trash Can insert in base cabinet of island

Flooring:

- Hardwood Flooring: living spaces on first floor, stairway, hall
- Carpet: SP200-#3 - Wet Sand (color) All bedrooms
- Tile: guest and master bathrooms (floor and tub/shower surround)

HVAC:

- Rheem Electric Heat Pumps (dual zone)

Windows:

- Pro-finish Contractor White Double Hung Low E
- Grid and insulated

Siding:

- D5 Town Square Straight Lap

Roofing:

- Atlas Pinnacle High Performance Shingle(black)

Door/Window Trim & Baseboard:

- 3-1/4" Adams Casing Trim
- 7-1/4" MDF w/ cap baseboard

Builder's Spec Sheet cont'd

Interior Doors:

SOLID 2 panel arched split jamb w/ 3-1/2" Adams Casing
Brushed Nickel hardware

Exterior Doors:

Front Door: Fiberglass w/ two thirds glass and Brushed Nickel Hardware
Back Door
Fiberglass w/ two thirds glass w/ Grid and Brushed Nickel Hardware

Half Bathroom:

Pedestal Sink (white)
Toilet (white)
Chrome Faucet and Light Fixture
Exhaust Fan
White or Chrome rectangle mirror
Hardwood floors

Master Bathroom:

Double Bowl Granite Top Vanity
Mirrors
Glass Enclosure for Shower
Toilet (white)
Chrome faucets and lights
Exhaust Fan
Tile Floor Custom Tile shower stall and shower pan
Dual shower heads

Guest Bathroom:

Toilet (white)
Chrome shower/tub faucet
Chrome lights
Exhaust Fan
32" wide tub with tile surround
Tile Floor and Mirror

Lighting:

Dining Room: Chandelier and recessed can lights (6")
Bedrooms: Ceiling fans in all bedrooms
Bathrooms: Sconce light over vanity sink
Master Shower: Two 4" recessed lights
Kitchen: Pendant lights over island and/or bar top

Builder's Spec Sheet cont'd

Lighting:

- Recessed Can Lights (6")
- Front Door: wall sconce for exterior
- Back Door: wall sconce for exterior
- Stairwell: pendant light
- Family Room: ceiling fan and recessed can lights (6")

Miscellaneous:

- Vented Vinyl Gables
- 1 hour fire rated exterior side walls, if required
- Two exterior hose connections
- 16" on center I-beam joists
- 2x6 Exterior walls with R19 insulation
- Public Water and Sewer
- Brick Foundation
- Continuous Concrete footing with rebar
- Moisture barrier in crawl space
- All disturbed area will be graded and landscaping with bushes and mulch in front yard
- Vinyl Front Porch Rails
- Back wood deck
- Front and Rear exterior electrical outlets
- Electrical outlets in all bedroom closets
- Brushed Nickel Hardware
- Chrome Finishings in Bathrooms
- Smoke Detectors to Code
- Pre-wire - combination of 5 cable/phone outlets
- Doorbell
- Towel and toilet paper holders in each bathroom
- Washer and Dryer hook up in laundry room
- Termite pre-treatment with 5 year termite bond
- Central Vac System