



# BUILDER STANDARDS

## **EXTERIOR**

### **Roof**

- Ice and Water Barrier on All Roof Bottoms and Valleys
- 30 Year Shingles – Manufacturer of J3 Homes Choice
- Custom Color Selection from Quality Shingle Manufacturers
- Limited Lifetime Shingle

### **Deck**

- Covered Deck Size per plan
- Siding Wrapped 8 x 8 posts
- Composite Decking from Various Manufacturers
- Black Aluminum Balusters

### **Deck Upgrades**

- Screened-In Deck
- Stairs to Grade with Composite Steps & Skirting

### **Landscaping**

- Basic Package includes Natural Edge, 1 3" Caliper Tree, 1 25-gallon shrub, 6 15-gallon shrubs, & 6 miscellaneous plants
- Irrigation with back flow prevention
- Entire lawn plumbing and city water meter

### **Landscaping Upgrades**

- Retaining Walls
- Limestone Edging

### **Structural**

- Poured Foundation with Form-A-Drain Drainage System
- Ceilings heights per plan
- 2 x 6 Exterior Framing
- 11 7/8 Eye Joists
- Louisiana Pacific Smartside Siding with 50 Year Warranty
- Stone Accents per plan
- Engineered Roof Trusses and Floor Joists
- Energy Efficient Low-Maintenance Vinyl Windows
  - Pella or Anderson Composite Series 100

### **Garage**

- Wayne Dalton Steel Garage Doors Series 9100 Insulated
- 18 x 8 and 9 x 8 Garage Doors
- Garage motors with WIFI capability
- Keypad Garage Entry System

### **Garage Upgrades**

- Glass Panels in the Garage Doors
- Epoxy Floor
- Garage Shelving Systems

## **INTERIOR**

### **Insulation**

- Blown in Compacted Fiberglass Insulation
- R-13 in Garage
- R-19+ in Exterior Walls
- R-49 in Attic
- 3<sup>rd</sup> Party Inspected Insulation System

### **Paint / Drywall**

- Drywall with Executive Texture on Ceilings & Walls
- Sherwin Williams Paint
- Exterior Paint with Trim on Front / Satin Finish
- Front Door Accent Color
- Flat or Eggshell Paint
- 3 Color Allowance for Interior / Walls

### **Paint / Drywall Upgrades**

- Smooth Walls
- Dark Paint Colors on Walls
- Entire House Exterior Trim

### **Interior Trim**

- 7" Base Main Level
- 5" Base Lower Level
- Custom Kitchen pantry shelving if applicable
- Custom Job built Kitchen Island
- Cabinets with Job Built Shelving in Lower-Level Bar
- Waypoint brand Cabinetry with Soft Close Drawers
- Painted Cabinetry in Kitchen / Bathrooms with Stained Cabinetry in Bar
- Sliding Barn Door in Master Bedroom
- Master Bedroom Window Treatment Trim
- Custom Master closet shelving
- Custom Mudroom with Seat & Cubbies
- Custom Built Kitchen Vent Hood Cover
- Painted Hollow Core Doors with numerous panel options
- All Trim Poplar / Combination Painted and Stained
- Custom Stairs with 8" Newels / Iron Straight Spindles
- Front Door Surround Trim
- Folding Station in Laundry Room if applicable
- Wire shelving in all other closets

### **Interior Trim Upgrades**

- Custom Wainscoting built-ins
- Shiplap or Any Accent Wall Design
- Stained Cabinetry in Kitchen or Bathrooms
- Additional Sliding Barn Doors
- Additional Custom trim work
- Stair Newel Posts and Spindles different than standard design

## **Flooring**

- Engineered Premium Vinyl Planking throughout Entry, Kitchen, Pantry, Dining, Great Room, Main Level Hallways, and Lower Level Bar
- Tile Flooring in Master Bathroom / LVP in All Other Bathrooms
- Carpeting with 8-pound pad
- Carpeting in Master Bedroom, Master Closet, All Bedrooms, and Lower Level Family Room
- Carpeting on Stairs to Lower Level
- Master Bathroom Tiled Shower with Seat and One Shelf

## **Flooring Upgrades**

- LVP instead of Carpet in spaces
- Tile Walls in Shower/Tub other than Master instead of Fiberglass
- Quartz Countertop Kitchen Backsplash

## **Countertops**

- Kitchen Island with Tiled Backsplash – Quartz
- Lower Level Bathrooms – Quartz
- Main Level Bathrooms – Quartz
- Lower Level Full Sized Bar – Quartz

## **Lower Level Full Sized Bar**

- Granite or Quartz countertop
- Single Bowl Stainless Steel Bar Sink
- Custom Built in Bookcase Shelving with Accent Lighting
- Custom Built Raised Bar Countertop
- Undercounter Beverage Refrigerator

## **Lower Level Full Sized Bar Upgrades**

- Ice Maker
- Wine Refrigerator
- TV
- Sound System
- Electrical Additions
- Cabinetry with Doors along back wall

## **Heating / Cooling**

- Furnace Rudd Brand or Similar - 96% Efficiency
- 16 Seer Air Conditioner
- Programmable Thermostat
- Gas Line to Fireplace
- Gas Line to Cooktop
- Mechanical Fresh Air Exchanger
- 1 Gas Fireplace in Great Room – Lineal Style

## **Heating / Cooling Upgrades**

- Additional Gas Lines
- Integrated Humidifier
- Hood Vents

- In-floor Heating
- Zoned H/C with individualized areas
- Garage Heater

## **Electrical**

- Energy Star 3.0 rating
- 200 AMP Electric Service with Wiring Per Building Code
- Integrated Multi-Sensor Alarm System for Fire / Smoke / Carbon Monoxide
- Decora Switches
- 1 Home Phone Run to Mechanical Room
- Coax to TV Locations
- Dedicated Outlet in Garage for Freezer
- GFI Outlets per code
- Recessed Soffit Lighting
- Stainless Steel Kitchen Appliance Package
  - Gas Range Cooktop
  - Dishwasher
  - Microwave
  - Refrigerator / Freezer
  - Vent Hood
  - Beverage or Wine Refrigerator in Bar
- Exterior Lighting
  - 2 Recessed Lights on Covered Deck
  - Ceiling Fan on Covered Deck
  - 1 Recessed Light on Front Porch
- Interior Lighting
  - Light Fixtures per plan
  - Master Bedroom: 4 Recessed, Ceiling Fan
  - Master Bathroom: Vanity lights, Vent fan/light in toilet room, 1 can light
  - Other Bedrooms: Semi-Flush Mount, Prewired for Ceiling Fan
  - Walk in Closets: Flush Mount
  - Full Bathrooms: Vanity Lights, Vent fan/light
  - Kitchen: Recessed, Hanging Pendants over Island
  - Pantry: Flush Mount
  - Dining Area: 4 Recessed, Chandelier / Hanging Pendant
  - Laundry Room: Flush Mount
  - Drop Zone: Recessed
  - Main Floor Great Room: Recessed, Ceiling Fan
  - Entry: Semi-Flush
  - Stairway: Chandelier
  - Hallways: Semi-Flush or Recessed
  - Lower-Level Full Sized Bar: Recessed

## **Electrical Upgrades**

- Cat 6
- Under Cabinet Lighting
- Over Cabinet Lighting

- Additional Ceiling Fans
- Additional Outlets
- Audio / Surround Sound
- Dual Fuel Range that needs a 220 V Circuit

### Plumbing

- 50 Gallon High Efficiency Water Heater
- Delta brand 8" spread faucets and fixtures
- Stainless Steel Sink in Kitchen
- Kitchen Counter Garbage Disposal Air Switch
- Bathrooms
  - Undermount Porcelain sinks
  - Elongated comfort fit toilet in Master bathroom
  - Other toilets are standard elongated toilets
- Lower Level Full Sized Bar
  - Stainless Steel Bar Sink
  - Under Counter Beverage Refrigerator
- Hall Bath includes Preformed Tub Shower or Tub with Tile Walls
- 2 Outside Faucets
- Plumbing for Irrigation System

### Plumbing Upgrades

- Second valve in master shower
- Rain head in master shower
- Free Standing Soaking tub in Master Bathroom
- Water line for Ice maker box
- Dishwasher in Bar
- Pot Filler
- Blanco Brand Composite Sinks
- Others

**For More Information, please contact:**



The contact card features a light pink background. At the top, there is a simple line-art icon of a house with a chimney. Below the icon, the name "Catie Jespersen" is written in a cursive script. Underneath the name, the following text is displayed in a clean, sans-serif font: "Real Estate Agent", "515-954-0429", "catie@realestateconcepts.net", and "www.catiejespersen.remax-central.com".

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