



## Specifications

*-Architectural Renderings-  
Products on renderings may not be included*

### Exterior

Siding	Vinyl siding and lower front stone
Shingles	Architectural lifetime shingles
Exterior Doors	High quality insulated front door and insulated steel door from garage
Patio Doors	Jeld Wen Patio doors
Windows	Jeld Wen Vinyl windows low e argon
Overhead Doors	R12 builders grade garage door
Water	One exterior water tap in the garage or backyard unless noted differently
Deck Single Home	Pressure treated deck off the rear door sized per plan 8x8
Deck Semi Detached	Pressure treated deck off the rear door sized per plan 4x6
Topsoil	Top soil and seeded front, back and sides. House wrap only
Driveway	Gravel unless noted otherwise
Miscellaneous	Exterior doors come standard with dead bolt locks Soffits and Fascia in worry free aluminum Exterior lighting adjacent to exterior doors

### Construction Features

Exterior Walls	2x6 Exterior Wall Joists. Oriented strand board sheathing (OSB) R22 Wall Insulation
Interior Walls	2x4 Interior wall joists
Staircase	Knee wall flat; dry wall as they apply
Floor Joists	Engineered floor joists with oriented strand board (OSB) sub-flooring
Lumber	All lumber is kilned dried
Basement Floor and structure	Poured concrete footings, foundation and basement floor. Weeping tile around exterior of basement draining to sump pump
Garage Floor	Concrete garage floor
Basement Walls	Exterior basement walls with proper waterproofing membrane Platon
Basement Windows	Size may vary pending availability
Trusses and Attic	Engineered roof trusses as per plan. R-60 Attic insulation
Basement Walls	Framed at 24" center

## Mechanical Features

Heating	Forced air heating with ducting sized for central air conditioning Natural gas or propane heating depending on availability Digital readout thermostat. HRV included
Plumbing	Polyethylene water plumbing system
Water Heating	Rental of hot water on-demand system or tank as applicable
Basement bath	Rough-in for three-piece basement bath
Washer connections	Proper water connectors for laundry room as per plan
Shut-off valves	Shut-off valves installed at all plumbing fixtures
Dryer Vent	Dryer venting directly to exterior
Bathroom venting	Bathroom venting directly to exterior
Central vacuum	Central vacuum pipes roughed-in for future use
Sump pump	Sump pit and pump installed and drained to exterior away from house. (if applicable)
Septic system If applicable	Septic system installed to code, to size, to specifications of local governing bodies
Well	Drilled well installed and water quality tested (if applicable)

## Electrical

Panel	100 amped circuit breaker panel
CAT-5	1 telephone outlet and wiring installed
Cable	1 cable outlets and wiring installed
Light Switches	As per code
Garage	Outlets provided in garage and for future automated garage opener
Protection	GFCI plugs near all sinks and tubs. Hard-wired smoke and CO alarms
Exterior	2 Waterproof electrical plugs installed

## Gourmet Kitchen

Cabinetry	Ample Moderna standards cabinetry
Microwave	Microwave shelf as per plan
Exhaust Fan	Cabinet under mount exhaust fan vented to the outside
Hardware	Modern cabinet hardware
Upper Cabinets	24" deep upper cabinet above the fridge (if applicable) 45degree corner cabinet as per plan
Sink	Stainless-steel bay sink single or double if applicable
Counters	Laminate countertops in kitchen
Dishwasher	Rough-in (plumbing and wiring) for future dishwasher
Island	Island installed as per plan with breakfast bar and drawers
Stove	Electrical and gas option for stove hook-up
Faucets	Emco supply standard package
Appliance opening Appliances not included	Refrigerator: 36" x 72" Stove: 30" Dish Washer: 24"

## Bathrooms

Cabinets	Moderna standards cabinetry
Faucets	Emco supply standard package
Sinks and Tubs	White sinks, toilets and tubs (where applicable) in bathrooms. Standard bathtub size of 5'. Specialty tubs e.g. 6 foot tubs, free standing soaker tub may be shown as a placeholder only for allowable space in the plans.
Master Bath (if applicable)	A 3-piece master ensuite includes a Moderna grade fiberglass shower basin, tempered glass door, white sink(s) and toilet. Approx. size of 30" x 58" shower space
Mirrors	All bathrooms come with wall mounted mirrors and vanity lights

## Laundry Room/ Pantry where applicable

Open shelving	No upper or lower cabinets. One row open shelving above the washer and dryer Open shelving in the pantry
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## Miscellaneous Features

Flooring	Hardwood flooring in living areas, hallways and kitchen (0.75" x 3.5") with available Moderna selection grade color 12" x 24" Moderna selection of porcelain tiles in foyer, baths Quality plush carpet with high density under pad on stairs and in bedrooms
Baseboard & Trim	4.25" tall Moderna baseboards with matching style door and window trim
Basement height	Full 8 ft. height ceilings for future development Walk-out basement option may have higher ceilings
Interior doors	Contemporary style doors with lever handles
Paint	Moderna standard flat white on smooth ceilings; client choice of 2 wall colors with low egg shell finish; semi- gloss trim and doors matched to Moderna ceiling white; some exceptions apply
Closets	White melamine closet shelving installed
Door hardware	Brushed nickel finish on all hardware or equivalent
Ceiling Height	Main floor ceiling height is 8 or 9 ft. tall where applicable

**Your Customized Features - These items supersede other items listed in the tables above.**

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