

Low Voltage

Dedicated Home Run technology
All Bedrooms, Living, Office, Kitchen with ports
Prewired for Satellite and Cable Applications
Powered "Low Volt Can" for modems etc...
5.1 Surround Sound Pre-wire
2 Audio Zones with Volume Controls
Plasma Ready with HDMI cable

Lighting

Kitchen with under cabinet Puck lighting
2 Dimmers on lighting of choice
Decorative Fluorescent Fixtures in Laundry and Closets
Down or Indirect "Can" lighting on exterior
Down or Indirect "Can" lighting in kitchen and hallways
Pendant Lighting for Islands and/or Bars
All rocker Switches in White/Almond/Black choice
Either one or the other in Master:
Dual wall sconces for his and her reading lights
Crown molding with hidden rope lighting for ambiance

Cabinets

All Drawer joints are Dove tailed (not brad and glue)
Multiple styles for all rooms at no extra cost
Full veneer finish for interior of boxes (not white melamine)
3/4 thick shelving for heavy plateware and utensils
3.5 Inch Crown Moldings
Knobs and Pulls included (allowance based upon plan)
Ball Bearing heavy weight drawer glides
Same quality of cabinets in Kitchen, bath and laundry

Plumbing

Price-Fister Fixtures unless a special application is needed
Elongated toilets with oversized throat for preventive clogging
Oil rubbed Bronze Trim Kits - never white or chrome
Laundry room or garage will have a utility sink (plan specific)
Hot water recirculating pump
50 gallon Hot water tank minimum
(tankless and solar systems available)
2 Exterior Anti-freeze Hose BIBs
Over Stove Faucets and Hard Plumbed for Coffee Makers
plan specific when used
Walk-in Shower in Master Bath
Tubs with tile walls in other Baths

Coverings

No Polyester Carpet
8lb pad under carpet
ALL Granite is 3 cm Thick...no laminated edges
Hardwood and tile are commonly used in Specs
Hardwood is #3 Maple with Brazillian Cheery Borders
Tile is plan specific with typically ceramics on floor
Inlay designs for accents included

Kitchen Countertops

We can use Quartz, Granite, Stainless, Concrete or other specialty materials
Granite based upon "CHOICE or Level 2"
Undermount sink included
Backsplash is FULL and always a unique design with accents
Tile Floors (we do not recommend hardwood in kitchen)

Baths

Granite with 6" Backsplash
Tile Floors (we do not recommend hardwood in this area)

Utility

Laminate for ease in clothes folding and care
Tile Floors (we do not recommend hardwood in this area)

