

The Custom Craftsman Cottage Collection at Barnhardt Meadows

Specialized Services & Standard Features

- Lot location and acquisition
- Realtor assistance to sell existing home
- Layaway plan available
- Financing at best rates available
- Credit assistance services available
- Custom home plans and elevations
- Professional interior & exterior design
- Detailed home pricing guides
- Bundle packages available
- Custom material selections
- Detailed budgeting and elaborate contracts
- Construction loan & permanent financing
- 5 customer walk through inspections
- 10 year home warranty
- Bi-weekly updates of construction progress
- Guaranteed completion deadlines
- Energy Star and or Live Green Certifications
- Garages included (if shown on plans)

Basic Site Needs

- Surveying fees
- All building and health permits
- Insurance on home until completion
- Temporary power poles
- Port-a-john on site during construction
- Site clean-up

Foundation

- Minimal grading up to \$3000.00
- Concrete poured footer 3000 psi
- Stem Wall Slab foundation 3000 psi
- Six mil poly vapor barrier under slab
- Boracore termite treatment
- Pressure treated wood where touching concrete

Framing

- 2 x 4 exterior walls 24" on center
- Raised heel truss design
- 2 x 4 interior walls 16" on center
- 9' interior wall height
- Fire blocking exceeding code
- Radiant Barrier OSB roof sheathing
- Standard OSB exterior wall system

Roofing

- Lifetime warranty architectural shingles
- 30 lb felt
- Fully vented soffits with vinyl fascia
- Continuous ridge vent on roof peak
- Pre-engineered roof truss

Exterior Finish

- Brick and or Hardi plank siding with stone accents
- Upgraded house wrap w/R-Value
- Standard corners
- Gutters with downspouts

Insulation

- R-19 walls
- R-38 attic insulation
- Poly-foam sealer at base plate, all corners and windows
- Sill seal under all bottom plates
- Advanced air infiltration sealing

Paint: 3 wall colors, 1 ceiling, 1 trim

- "0" VOC, Eggshell wall paint: 2 coats
- "0" VOC, Flat ceiling paint: 2 coats
- "0" VOC, Semi-gloss trim: 2 coats

Floor Covering

- Lower VOC carpet: \$22.00 allowance
- Porcelain tile: \$1.50 allowance
- Solid floating bamboo: \$4.00 allowance

Trim, Windows, Doors

- Painted 3 ¼ casings and 5 ¼ baseboards
- High performance Energy Star windows
- Screens on all windows
- Custom interior doors w/ 3 ¼ casing
- Front door allowance: \$850
- Steel 6 panel exterior doors
- Upgraded interior trim package included

HVAC

- 15 SEER high efficiency heat pumps
- Insulated and air sealed duct system
- Air-adjustable registers in all rooms
- Cold air returns with filters-per code
- Automatic thermostat control
- Clothes dryer vent
- Duct blaster verification

Plumbing

- 2 exterior hose bibs
- Manifold hot water distribution
- Brush nickel Water Sense fixtures
- ADA low consumption power flush toilet (1)
- Tub/shower units
- Low flow shower heads
- Washer hook-up
- Water/sewer connection and fees
- Stainless steel kitchen sink
- Garbage disposal
- Pex water lines
- PVC plastic sewer lines
- Molded or undermount sinks in bathrooms

Electrical

- 200 amp service panel per contractor
- 220v outlet for dryer
- Front door chime
- TV jacks (4)
- Phone jacks (4)
- Outdoor receptacle (2)
- Smoke/carbon detectors per code
- Attic light
- 2 flood lights on front of house
- 10 can lights
- Light fixture allowance: \$1000-\$1800
- Security system

Cabinets and Tops

- Custom designed wood cabinets with adjustable shelves
- Granite tops in kitchen
- Granite in all bathrooms

Appliances

- Energy Star rated appliances
- Stainless Steel: Whirlpool
- Range: self-cleaning, smooth top
- Dishwasher
- Microwave
- Appliance allowance: \$1500

Shelving, Mirrors & Bath Hardware

- Custom wire shelving in closets and pantry
- Upgraded mirrors and custom bath hardware

Garage & Garage Door

- 1 and 2 car finished (or unfinished)
- Carriage House style
- White with glass
- Non-insulated
- 2 openers

Patio

- 12 x 16 concrete patio

Driveway and Sidewalks

- Concrete driveway
- Concrete sidewalk from drive to entry at front of home
- Community sidewalks as applicable

Before you buy or choose a builder, request a copy of Built Green's Guideline to Buying or Building Your New Home. Available from your Realtor or our local office.