



Gold Hill Mesa "GOLD" Series Inclusions

GENERAL

- All construction to meet national, state and local building codes
- Engineered soils report with site specific foundation design
- 9' foundation height on a level site with low swell soil type
- Engineered truss roof systems
- Fir 2" x 4" framing exterior to meet code
- Design consultant provided for assistance in coordination of colors and finishes
- 2-10 Home Buyers Warranty
- Plumbing rough in for one bath in unfinished basement
- Air Conditioning
- Exterior foundation drain system corrugated hard pipe for French drain with one cleanout going each way

ENERGY EFFICENCY FEATURES

- Cascade windows and patio door(s) with low-E glass and paint grade window sills
- 50 gallon energy efficient gas water heater
- Wirsbo Aquapex piping to all hot and cold water locations
- 96% high efficiency, gas-forced air heating system with programmable thermostat
- Foam insulation package
- 1" x 8" fascia, 12" soffit and roof ventilation for attic air flow
- R-11 insulated foundation walls
- Leading edge foam seal package in exterior wall stud cavity
- Passive Radon mitigation system

EXTERIOR

- Therma-Tru Fiber-Classic FC60 insulated entry door with deadbolt and weather seal
- Wayne Dalton Series 9100 Sonoma steel overhead insulated garage door with opener
- Kwikset Polo handset entry lock with dead bolt in satin nickel finish
- Utility service connections based on 25 ft. setback
- 150 AMP electrical panels with copper wiring, up to 2,000 sq. ft.
- Broom finished, 3500 PSI concrete
- Two external weatherproof GFCI electric outlets

- Two exterior, "freeze-proof" hose bibs
- El Dorado veneer - w/ 150 sq. ft. allowance
- Timberline HD® Shingles – Limited Lifetime Architectural Shingles
- HardiePlank® Lap Siding per plan
- House wrapped with Tyvek moisture barrier
- Complete 5" painted gutter and downspout system
- Sprinkler tap and backflow preventer
- Privacy fencing, including stain and one gate (specific per lot)
- \$7000 landscaping
- Gas line for BBQ
- Gas line and 240 volt outlet for range
- Window well drains included
- Pittsburgh manor hall self-priming exterior eggshell paint
- Corrugated hard pipe for French drain with one cleanout going each way

INTERIOR

- TrusJoist "Silent Floor" engineered floor joist system
- 9' ceilings on main floor; 8' ceilings on second floor, if applicable
- Aristokraft birch cabinets w/flat panel doors
- Heat & Glo 42" fireplace with tile surround
- Granite in Kitchen, Master Bath, Secondary Bath and Powder Room (Formica in basement bath(s), if applicable)
- Laminate H/D counter tops in basement bath and laundry (per plan)
- Linen closets per plan including 5 shelves, bedroom closets include 12" deep shelf & rod
- Your pick from 7 different panel painted Masonite doors with Kwikset Polo, satin nickel door knobs
- Stainless Steel finish on all plumbing fixtures
- 1x6 baseboards and 1x4 craftsman trim, painted
- Knockdown textured ½" drywall to ceilings and walls
- Ceiling light all rooms, 6 recessed cans in kitchen, Exterior lights at each exterior door, Vanity lights in bathrooms
- Cable – RG6; two locations
- Phone Jacks – CAT6; two locations
- Smoke and carbon monoxide detectors per code
- Washer 110Volt; Dryer 220Volt electrical connections
- Shaw Hi-Point Valley 5" Hickory or Mission Collection Tolosa 5" Hickory finished hardwood floors in common areas on main level, except wet areas
- Shaw "Gold Hill Tweed" or Shaw "Gold Hill Solid" carpet and pad in bedrooms and closets with 8 lb ½ pad
- Emser Tile standard tile selection (Bristol, Lucerne or Pergamo) 13x13 on floors in master bath, secondary bath and laundry room (vinyl flooring in basement bath(s), if applicable)

- Carpet grade stairs, if applicable; if door is at bottom of the stairs
- Option for two tone interior Body paint for walls and ceilings. Fully primed and painted with two-coat system, Pittsburgh monarch wall supreme interior latex eggshell for all walls and ceilings, Pittsburgh manor hall gloss or semi-gloss interior latex gloss for all trim and doors, Primer is Pittsburgh speed hide interior quick drying latex sealer 6-2
- Safe room with 20-minute fire door included
- Decora® electrical wall switches
- Door hardware are Tustin levers by Kwikset

KITCHEN

- Slab granite countertops to include breakfast bar and/or island (per plan)
- 42" Upper cabinets in Kitchen
- Tile (level 2) backsplash included
- Pantry including 5 shelves as per plan
- Water line to refrigerator
- ProFlo Stainless Steel under mount 2-bowl sink, 9" depth
- Delta single lever with sprayer in Brushed Nickel, Model D9178ARDST
- Bosch Stainless Steel Dishwasher
- Bosch Gas Slide In Range
- Bosch Over-the-Range Microwave

Master Bathroom

- Sterling 60"x 36" x 20" skirted soaking tub (per plan) with Delta deck mount faucet in Stainless Steel, Model DT2794SS
- Poured 36"x34" shower pan with Delta shower head in Stainless Steel, Model DT17294SS
- Emser Tile standard tile selection (Bristol, Lucerne or Pergamo) 13x13 on floors, 13x13 standard tile selection with 3x13 Bullnose tile ceiling height shower walls, tub deck and skirt, with clear glass shower enclosure and pivot door (Master only)
- ProFlo under-mount porcelain sink with Delta 2 handle widespread faucet in Brushed Nickel, Model D3594SSMPUDST
- Granite counter tops
- Mirror(s) 36" high the full length of vanity countertop with pencil edge
- WaterSense stealth toilet with push button flush with soft close toilet lid

Secondary Bathroom

- ProFlo 60"x32" tub with Delta tub and shower faucet trim kit in Stainless Steel, Model DT17494SS
- ProFlo PF20174WH oval self-rimming porcelain sink with Delta center-set, 2 handle faucet in Brushed Nickel, Model D2594SSMPUDST
- Granite counter tops
- Emser Tile standard tile selection (Bristol, Lucerne or Pergamo) 13x13 on floors

- Emser Tile “Lucerne” standard tile selection 7x7 with 7x7 Bullnose tile standard height in shower/tub wall
- Mirror(s) 36” high the full length of vanity countertop with pencil edge
- WaterSense stealth toilet with push button flush with soft close toilet lid

Powder Bath/Half Bath

- ProFlo pedestal sink Model PF5004WH or under mount Mirabelle bathroom sink (MIRU1512WH). Sink depends on chosen floor plan.
- Granite countertops (if applicable)
- Emser Tile standard tile selection (Bristol, Lucerne or Pergamo) 13x13 on floors
- Delta 2 two handle 4" center set faucet in Brushed Nickel, Model D2594SSMPUDST
- Mirror 30"x36” high with pencil edge
- WaterSense stealth toilet with push button flush with soft close toilet lid

All Bathrooms

- Delta towel bar, towel ring & toilet roll holder in Brushed Nickel finish
- Exhaust fans in all bathrooms

*Features vary per plan and are subject to change without notice.