

## Model 1 Base Pricing Customization Options

**Cabinet Style:** "Rainier" from the Legend Cabinetry Line (36" Upper Height)  
\*42-inch upper cabinets available upon request

**Cabinet Location:** Kitchen & Bathrooms (Includes Bonus Bath)  
\*Cabinet Location Upgrades: Fireplace Surround, Mudroom, Laundry Upper

**Cabinet Color:**

- Stained Birch (Acorn, Canyon, Ember, Flint, Mist)
- Stained Rustic Birch (Acorn, Canyon, Ember, Flint, Mist, and Natural)
- Paint Grade Additional Charge (Glacier, Pebble, White, Granite, Stone)

**Cabinet Hardware Allowance:** \$600.00

(Buyer can order through Interior Images or specify a style for Carlton Construction to order.) All Cabinet Packages include crown molding. (Kitchen Only) -Soft-close hinges and drawers.

\*Cabinet Door Style Upgrades: Denali, Niagra, Teton, Rushmore

**Countertops:** Della Terra Group 3 or lower

(Biancone, Blanco Genova, Concrete Grey, Concrete Grey Honed, Denali-N, Ivory White, Ivory White Honed, New Venatino Beige, New Venatino Grey, Pro Cloud, Pro Frost, Pro Storm, Troya)

**Countertop Location:** Kitchen & Bathrooms

\*Countertop Location Upgrades: Fireplace Surround & Mudroom

**Gas Drop Locations:** Range, Fireplace, Furnace, Hot Water Heater

\*Gas Drop Location Upgrades: Dryer, Gas Stub for BBQ, Gas Stub for Fire Pit

**Hose Bibs:** 2 included (North & South Elevations on Plan)

\*Option to add hose bib in the garage.

**Windows:** Sierra Pacific White Vinyl 8000 Series. Or Vector Vinyl Series.

(Includes Patio SliderDoor) Pre-Selected Package.

No Upgrades are available other than switching to a black exterior vinyl.

-Windows for lot 19 have been ordered. They are Sierra Pacific White Vinyl 8000 Series LVT on all main level except stairs and bedrooms: Tandem Rigid (Calton Moor, Sterndale Moor, Blackshaw Moor, Stonebrook, Windermere, Solis, Coventry, Ludlow, Whitehaven, Dunford Bridge.)

-4.5mm thickness W/12 mill. Wear Layer

**Carpet:** Dixie Home (Select Colors Per Interior Images)- Bedrooms, Bedroom Closets, Stairs & Bonus Rooms

-Styles in stock are based on Interior Images Inventory.

**Wall/Floor Tile:** 12"x24" Daltile

(Avery Glazed AV17, AV18, AV19, Costar Glazed CT76)

-Can be cut down into smaller pieces to make floor tile designs, niches, etc.

-Schluter Trim Colors: Black or Stainless Steel

**Kitchen Backsplash:** Ragno Tile by Syverson 3"x11"

Rewind Brick in (Corda, Vanilla, Peltro, Polvere, Tobacco)

Eden in (Cotone, Bianco, Greige, Fango, Ottanio)

**Siding Profile:** Board & Batten LP Smart Side Primed Siding (painted later)

White or TerraBronze. (Pre-Selected Package. No Upgrades Available) or

DiamondKote Pre-Finished Board & Batten Siding in White or Terra Bronze.

\*Option to do masonry band on the front elevation of the home. (El dorado "Dark Rundle")

#### **Plumbing Specifications:**

-Toilets: Gerber White Viper 12-inch Tank ADA Floor Mount

-Tankless Hot Water Heater

-Hot/Cold Water Connections for Washing Machine

-Fixture Colors: (Stainless Steel, Black, Oil Rubbed Bronze)

-Zero Entry Tile Shower in Master Bath

-Americast Tub Unit W/Tile Shower Surround in Bath #2

-Fiberglass Tub/Shower Unit in Bonus Room Bath

-Master Shower Trim (Delta Trinsic T14259-SS)

-Tub/Shower Trim (Delta Trinsic T14459-SS)

-Kitchen Faucet (Delta Trinsic 9159-AR-DST)

-Bathroom Faucet (Delta Trinsic 559-LF-SSMPU)

-Kitchen Sink (M53R Undermount or M52A Undermount)

-Bathroom Sink (M1022W Undermount)

\*Option to add a free-standing bathtub in the master bathroom. (59" Eden Acrylic Free Standing Soak Tub)

\*Apron Kitchen Sink Available for Upgrade (M33AD Apron Stainless Steel)

\*Additional Undermount Bathroom Sink Upgrade (M14W Rectangle)

\*Powder Bath can be turned into a walk-in pantry. (Comes with a \$700.00 credit)

\*Option to add shower wand in the master shower (Delta Trinsic 57085 SS)

**HVAC Specifications:**

- Gas Fireplace Insert (MDV3732-C)
  - Furnace (85,000 BTU 95% Rheem Single Stage)
  - A/C (3.5 Ton, 13 Seer Rheem)
  - Honeywell Programable Thermostat.
  - Conditioned Crawlspce
  - Bath Fans in all bathrooms.
  - Condensate Neutralizer
  - Dryer Vent
- \*Option to add thermostat-controlled gas garage heater.  
*\*Option to Upgrade to Honeywell T10 Thermostat.*

**Insulation:** Blow-in/batts throughout the whole house. 5" spray foam on the bonus room ceiling.

**Garage Doors:** Midland Model Long Recessed Panel-Insulated Door  
(Color: Black or White)

- Includes Stockton or Stockbridge Windows
  - 8' Lift Master 84501 WIFI-AC Belt Drive Operator
  - Decorative Hardware Included
  - Vinyl Weather seal
  - 15" Radius Track
- \*Model 1 Can Upgrade to (2) 10 x 8 Overhead Garage Doors*

**Appliance Package:** GE Standard Package

GTD645SFN

GYE22GEN

JGSS66EEL

JVM3160RF

*\*Can Upgrade to GE Café Package*

CYE22TP2MS1

CGS700P2MS1

CDT845P2NS1

CVM517P2RS1

-Washer & Dryer not included in appliance packages.

\*Carlton Construction can install your washer & dryer for a fee but can't source the actual units.

-The appliance market is constantly changing. Models, brands, and styles are subject to change based on pricing and availability.

\*Range Hoods Available for Additional Charge

**Roofing:** (Malarkey Vista: Midnight Black)

All shingle roofs except for eyebrow roofs.

-Proper underlayment, caulking, & venting applied.

-No option to upgrade

Soffit/Fascia: White Aluminum

-No option to upgrade

**Interior Hardware:** Satin Nickel, Black, or Oil Rubbed Bronze

-Front Door (108B) Schlage F58ADD619

-Front Door (108B) Schlage F59LAT619

-Doors (105, 123, 118, 125, 119A, 116B, 204, 203, 122) Schlage F10LAT619

-Doors (107, 103, 101, 112, 202, 201)

-Door (121) Schlage F51ALAT619

-Barn Door (116A) BARN-FL 15 (8" Sure-Loc Flush Mount)

-Doors (102, 106) 218B15

-Pocket Door (119B) 2702090

-Towel Bars, Toilet Paper Holder, Robe Hooks, (Kohler Brushed Nickel, Black, or Oil Rubbed Bronze "Tempered Collection")

-Hinge Pin Doorstops (Deltana HPH89U19)

-Door Hinges to Match the Color Picked Out for Door Hardware

**Electrical Specifications:**

Bedroom #2:

-5 Power Outlets

-4 Can Lights

-1 Cat5/Coax Outlet

Bedroom #3:

-5 Power Outlets

-4 Can Lights

-1 Cat5/Coax Outlet

Bathroom #2:

-1 Outlet

-1 Can Light

-1 Vanity Fixture

-1 Exhaust Fan

Living Room:

-6 Outlets

-6 Can Lights

-1 Ceiling Fan

-1 Cat5/Coax Outlet

Dining Room:

-3 Outlets

-1 Light Fixture

## Electrical Specifications Continued:

### Kitchen:

- 6 Outlets Above Countertops
- 1 Outlet Under Sinks
- 1-3 Light Fixtures Above Island
- 4 Can Lights
- Outlets For Each Appliance

### Master Hallway:

- 1 Outlet
- 2 Can Lights

### Master Bedroom:

- 6 Outlets
- 1 Cat5/Coax Outlet
- 4 Can Lights
- 1 Ceiling Fan

### Master Bathroom:

- 2 Outlets
- 2 Vanity Fixtures
- 5 Can Lights
- 1 Exhaust Fan

### Master Closet:

- 1 Outlet
- 2 Can Lights

### Laundry Room:

- 1 Outlet
- 1 Can Light
- 1 220 Volt Outlet for Dryer

### Mudroom:

- 1 Outlet
- 1 Can Light

### Powder Bath/Pantry:

- 1 Outlet
- 1 Can Light/Exhaust Fan
- \*Depends on if you chose a powder bath or pantry.

### Stair Hallway:

- 2 Can Lights

### Bonus Bathroom:

- 1 Outlet
- 1 Can Light
- 1 Vanity Fixture
- 1 Exhaust Fan

### Bonus Bedroom:

- 4 Can Lights
- 1 Cat5/Coax Outlet
- 6 Outlets

### Bonus Room:

- 7 Outlets
- 4 Can Lights

### Back Patio:

- 2 Outlets
- 5 Soffit Lights

### Front Porch:

- 1 Outlet
- 1 Doorbell
- 1 Exterior Fixture

### Garage Wall:

- 2 Exterior Light Fixtures

### Garage:

- 3 Outlets
- 3 Bulb Lights
- \*Can Upgrade to Can Lights
- 1 Outlet for Overhead Door Operator

**Electrical Fixtures:**

- Kitchen Island Pendants (Owner Selects Model for 1-3 Fixtures)
- Dining Room Pendant (Owner Selects Model)
- Bathroom Vanity Lights (Model: 45885NI)
- Exterior Wall Sconces (Model: 35016BK)
- Ceiling Fan in Living Room & Master Bedroom (52" Jacobi 5 Blade W/Pull Chain)

\*\$500.00 Allowance included in the budget for dining and island pendants.

*\*Ceiling fans may be added to bedrooms 2 & 3 as an upgrade.*

*\*Dimmer switches can be added as an upgrade.*

**Front Door:** 3' x 0" x 6" x 8" BML-106-09E Designer Smooth Fiberglass Door-  
External Grille-LeftHand In swing (Painted White or Black)

-Swing depends on mirrored or non-mirrored plans.

*\*3 Additional Front Door Choices Available for Upgrade*

**Interior Millwork & Trim:**

-5 ½" x 5/4" MDF Door Top Trim

-Painted 3 ½" MDF Door Trim

-Painted 5 ½" MDF Baseboard

-Painted MDF Doors

-Painted Particle Board Shelving in Closets

-Interior Door Styles Can't Be Upgraded

-Barn Door Track Can Be Black or Stainless Steel

-Windows Wrapped in Drywall on 3 Sides with a Built Sill on the Bottom of the Window.

-Homeowners are allowed to meet onsite with the project manager to layout a closet and pantry design. We can't build any drawers or doors.

-Closet Rod: Unfinished Wood with Supports to Match Hardware Color

*\*Master Closet Can Be Updated to "Easy Closet System"*

Stained or Painted Faux Beams in Kitchen Ceiling Where Ceiling is Trayed: -  
Layout Based on the Number of Island Pendants

**Interior Paint Colors:**

-Only Allowed to Have 3 Different Paint colors

-Ceiling and Walls Must Be the Same Color

-All Trim, Baseboard, and Window Casings to Be Caulked to Wall.

-All Nail Holes Will Be Filled

**Drywall:** Orange Peel Texture

*\*Can Upgrade to A Hand Texture*

**Bathroom Mirrors & Shower Glass:**

- Frameless Mirrors Mounted to Wall
- Home Owner Can Supply Their Own Mirrors. (Carlton Construction must verify sizing and is not liable if the mirror arrives damaged.)
- Shower Glass Door & Partition in Master Bathroom Only.
- \*Additional Shower Glass Can Be Added to Other Bathrooms as an Upgrade.*
- \*Grab Bar Can Be Added into Shower Glass as an Upgrade.*

**Exterior Concrete Flatwork:** Standard Gray Broomed with Score Marks or Saw Cuts.

**Garage Floor Concrete:** Concrete with Power Trowel Finish.

-If Epoxy is requested, it will have to be through a third-party contractor after Carlton Construction is done with the build.

**Additional Notes:**

- Fireplaces can't be added or upgraded.
- Appliance models can't be added or upgraded unless authorized by Carlton Construction, LLC.
- Budget includes 1 glass shower door in master bathroom
- Plumbing, HVAC, or electrical equipment can't be modified unless authorized by CarltonConstruction, LLC.
- Doors, windows, or framing can't be modified.
- Each model has a mirrored and non-mirrored plan based on lot location.
- Door and window numbers may vary from plan to plan.
- All materials are subject to change based on availability and current market pricing.



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