

# BASE NEW HOME SPECIFICATIONS



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CLIENTS NAME: \_\_\_\_\_ *Clients Name Here*

BUDGET BREAKDOWN	
Base Price	TBD
Lot Price	TBD
Upgrade (See attached & Plans)	TBD
Total Sales Price	TBD
INITIAL:	DATE:

## Upgrades & Selection Changes

The following specification are listed for the base model. All changes, customizing & upgrades will be shown on the following documents: Floor Plans, Project Cost Summary Breakdown, Additional Attachments and/or BuilderTrend Customer Login. Such Documents will serve as addendum to the contract.

Any change to these specifications and/or floor plans will directly affect the base price listed above. Any allowance item that incurs additional costs will be passed on to the home buyer. Any allowance item that results in savings will be passed on to the home buyer.



# BASE NEW HOME SPECIFICATIONS

NAME OF PLAN: \_\_\_\_\_ *Plan Name Here*



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# TABLE OF CONTENTS

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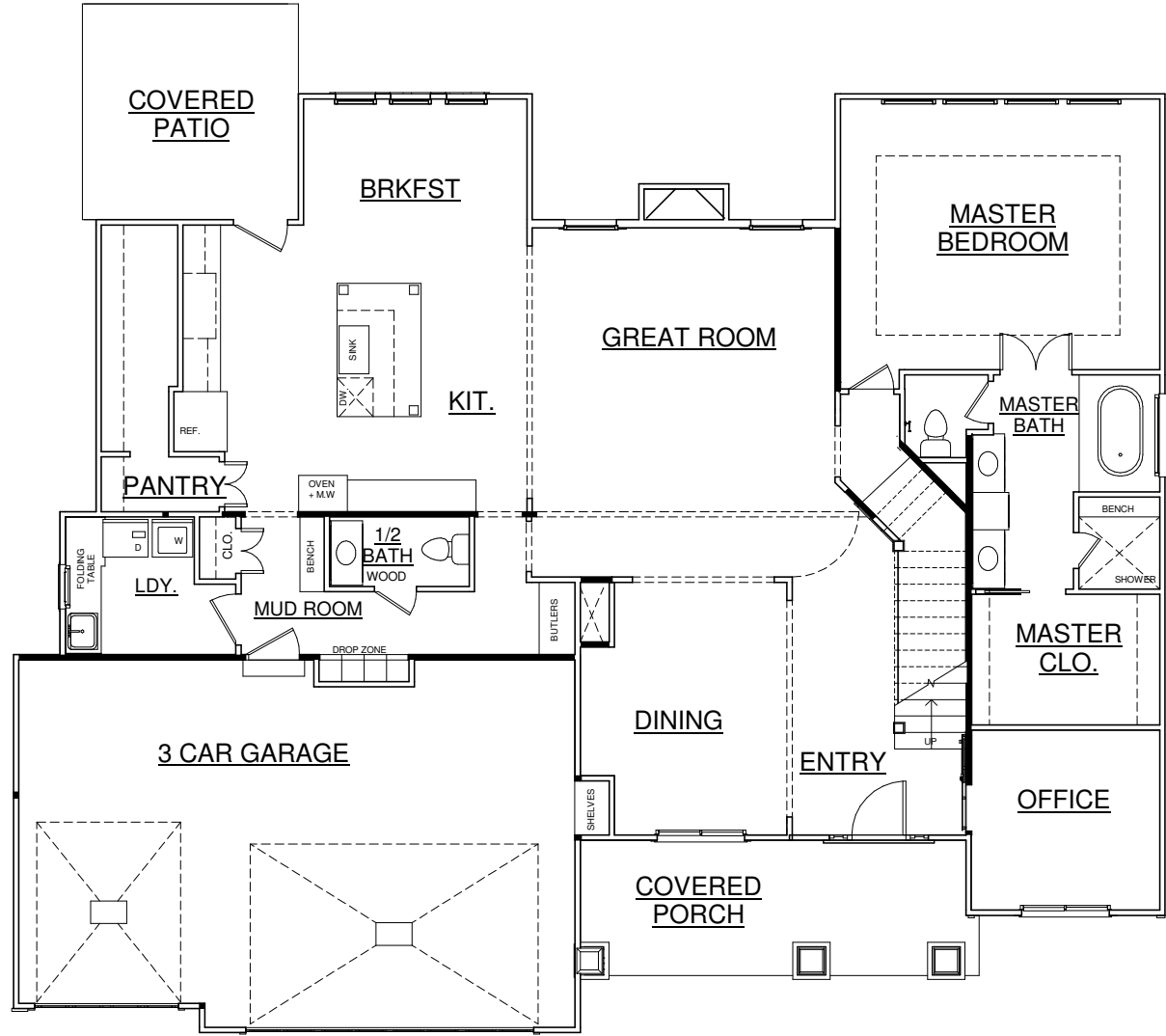
Floor Plans .....	3
Project Summary .....	4
New Construction Warranty .....	5
Construction Documentation .....	5
Insurance .....	5
Utilities .....	5
Tree Clearing and Lot Preparation .....	5
Jobsite Cleanliness .....	5
Foundation .....	6
Framing .....	6
Roof .....	6
Windows .....	7
Exterior Doors .....	8
Garage Doors .....	8
Exterior Finishes .....	8
Plumbing .....	9
HVAC .....	11
Fireplace .....	11
Electrical/Lighting .....	12
Lighting Allowances .....	13
General Electrical Specifications .....	13
General Low Voltage Specifications .....	13
Low Voltage .....	13
Insulation .....	14
Drywall .....	14
Paint .....	14
Interior Doors .....	15
Interior Trim .....	16
Shower Surrounds .....	17
Cabinets .....	18
Countertops .....	18
Tile Backsplashes .....	18
Mirrors/Glass .....	19
Flooring .....	19
Appliances .....	20
Weather-stripping .....	20
Hardware .....	20
Landscaping .....	21
Concrete Flatwork .....	21
Change Orders .....	21
Allowance Schedule .....	22
Trade Partners .....	23
Performance Standards .....	26

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# FLOOR PLANS

## FIRST FLOOR

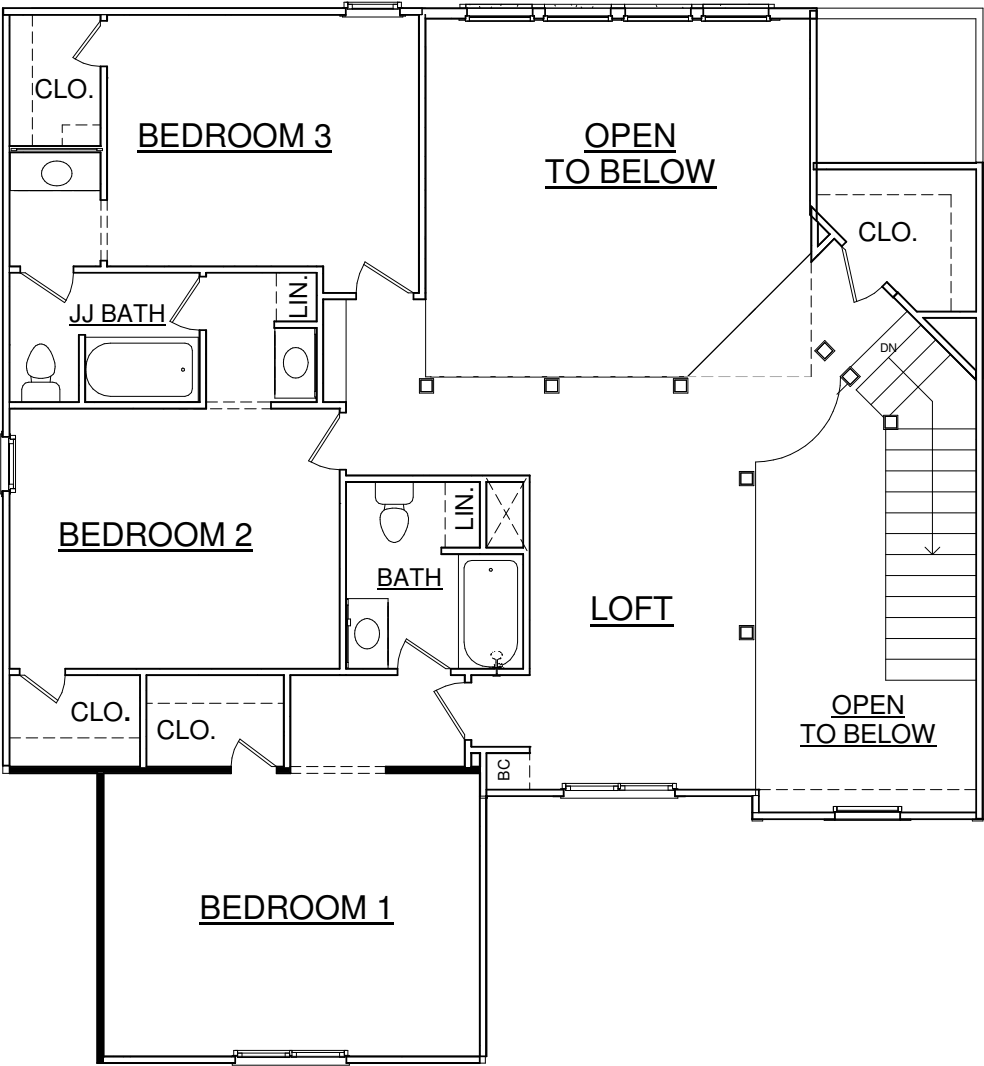
EXAMPLE PLAN



# FLOOR PLANS

## SECOND FLOOR

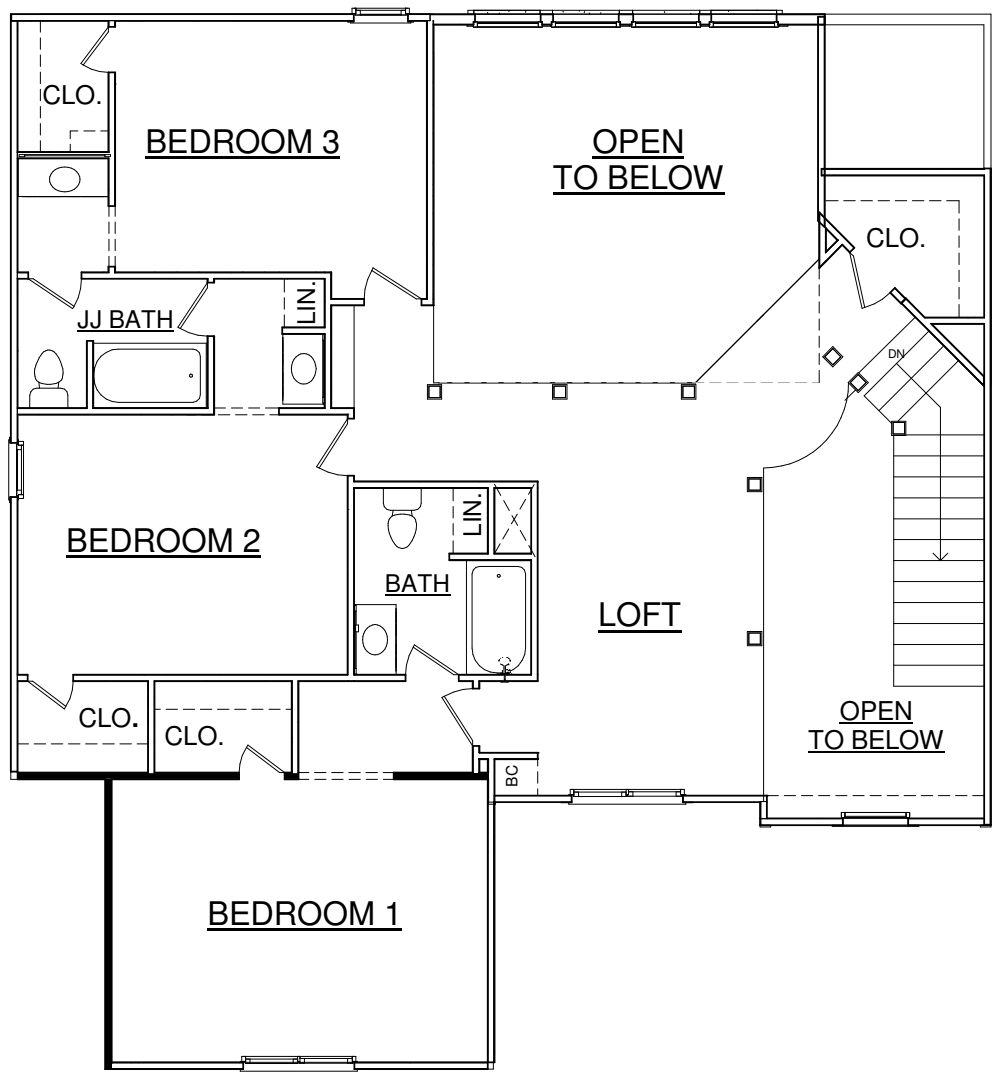
EXAMPLE PLAN



# FLOOR PLANS

## BASEMENT

EXAMPLE PLAN



# New Home Specifications

PROJECT SUMMARY	
Project Name	TBD
Project Address	TBD
Floor Plan	TBD
Square Footage of Finished Area	TBD
Square Footage of Basement Unfinished	TBD
Bedrooms	TBD
Bathrooms	TBD

## ROOM SIZES

Entry	TBD
Dining	TBD
Great Room	TBD
Kitchen	TBD
Pantry	TBD
Laundry	TBD
Mudroom	TBD
Master Bed	TBD
Master Bath	TBD
Master Closet	TBD
Rear Patio	TBD
Bedroom 1	TBD
Bedroom 2	TBD
Bedroom 3	TBD
Sitting Room	TBD
Basement	TBD
Covered Deck	TBD

Cardinal Crest Homes hereinafter referred to as the “Contractor” or “Cardinal Crest.”

THE BUILDING plans, elevations, sections and detail drawings, together with these specifications, are to form the basis of the contract and are to be of equal force. Should anything be mentioned in these specifications and not shown in the drawing, or vice versa, the same shall be followed as if set forth in both, as it is the intent of these specifications and accompanying drawings to correspond and to embody every item and part necessary for the completion of the structure. No consideration will be given to any items discussed during planning stages, but not specifically shown on plans or specifications. No “assumption” will be made that any item or article is included unless noted on plans or specifications.

All permits necessary for the completion of the project are included. The contractor reserves the right to implement products of equal or greater value when the specified product cannot be received in a timely fashion or an unforeseen problem arises during the construction process. All left over material will be returned to applicable supplier. Any material that is not returnable shall remain the property of the contractor and are not to be removed from the job without written consent of the contractor.

\* See “Plans” & “Project Cost Printout” for upgrade/selection changes.



## NEW CONSTRUCTION WARRANTY

Cardinal Crest provides a one-year warranty of construction starting on the date that the home purchased is closed at title. Warranty documents can be made available for additional details. The one-year construction warranty will cover continued touch ups, readjustments, and other cosmetic issues that occur. This warranty will also be followed up with a one year meeting to go over any issues of the home. The two-year will cover inside of wall issues that may arise: plumbing, electrical, HVAC and insulation issues. In addition to our two year warranty, all of our homes have a 2-10 Warranty which is a 10 year structural warranty transferred to the current home owner.

### CARDINAL CREST HOMES **BONUS**

## CONSTRUCTION DOCUMENTATION

Prior to construction, Cardinal Crest provides a set of detailed, 1/8" scale, construction blueprints on 11 x 17 size paper (at owners expense and request, larger sets are available for review).

*Prior to construction, Cardinal Crest will provide 3D renderings of the exterior*

### CARDINAL CREST HOMES **BONUS**

#### *For An Additional Expense*

*Up to (3) rendered options can be provided upon request. For example: Front Exterior Elevation, Kitchen, and Great Room. Any additional renderings will result in additional costs.*

Cardinal Crest also provides a site layout and landscape plan if required by city or subdivision.

Landscape plan will be provided to buyer prior to installation (at owner request).

Cardinal Crest obtains all required building permits and subdivision approval prior to commencing construction.

## INSURANCE

Cardinal Crest provides liability and workman's compensation insurance in full until completion of the home.

Cardinal Crest also provides course of construction insurance for the home for the duration of the project until the sale is complete.

## UTILITIES

Utilities & laterals are determined at a per lot basis. All permits, fees, and expenses will be incurred by home owner.

Cardinal Crest provides a 3/4" or 1" water tap to the house through the appropriate water company. Upon completion of construction, Cardinal Crest turns the account with the water company directly over to the Owner.

Cardinal Crest provides a temporary electrical meter during construction of the residence. Cardinal Crest will also provide the permanent meter and underground or overhead service lines at the appropriate times during construction. Upon completion of construction, Cardinal Crest turns the account with the electrical company directly over to the Owner.

Cardinal Crest provides a natural gas tap and meter (assuming natural gas line is stubbed to lot) as well as a yard line from main connection to the meter. Upon completion of construction, Cardinal Crest turns the account with the gas company directly over to the Owner.

## TREE CLEARING AND LOT PREPARATION

At owners expense, Cardinal Crest will remove all trees and stumps from the building area of the home. No trees will remain that are within 15' of the home's foundation. Trees will also be removed for the placement of the driveway and any other requirements according to the building plans. Should the Owner want to clear any additional trees, a price must be agreed upon before beginning any other construction work.

At owners Expense Cardinal Crest will dig a 10'-12' deep test hole prior to construction to test for potential basement issues (when such test are not provided by development or needed).

*Base price does not include the following:* Retaining walls, import and export of dirt, or other site conditions that are unique and specific to your lot.

## JOBSITE CLEANLINES

The job site is properly maintained with trash regular scheduled or phased trash hauls, and broom swept interiors. When needed, a temporary restroom facility is placed on site at commencement of construction and remains throughout the entire project.

## FOUNDATION

The home is to be built with a basement foundation under the main floor living area with concrete slab for the basement and garage floor. Foundation wall height shall be 9'. Exact details and sizing can be found on construction plans (window block-outs and white metal window wells per plan.) A French drain will also be installed around the perimeter of the foundation/footing system. A waterproof tar membrane will be installed on the exterior of the foundation walls prior to backfill. (This plan includes a sump pump for drainage of the basement.) All foundation work conforms to local building standards and current code.

## CARDINAL CREST HOMES **BONUS**

### FRAMING

**FLOOR** The main floor joists will be framed with 9 1/4" TGI/ I-joists spaced at 16" or 12" on center with 50 year 7/8" Adventech decking installed on top. The decking is glued down using Adventech foam glue. All joints will be properly supported on floor joists. The basement floor will be a poured concrete with smooth finish. *CCH uses an advanced framing method through Adventech by using upgraded I Joists, superior Adventech sub floor and a foam polyurethane glue for a stronger floor system. Adventech warranties a squeak proof floor through this system.*

## CARDINAL CREST HOMES **BONUS**

**WALLS** All exterior walls unless otherwise noted are framed with 2x4 wood studs spaced at 16" on center. Basement "downwalls" and walkout are 2x6 framed walls. Interior walls will be framed with 2x4 wood studs spaced at 16" on center. The exterior walls are sheathed with 7/16" OSB sheathing or smart siding nailed per code. The main floor ceiling height shall be 9' tall with taller portions at vaulted areas drawn and noted on building plans. The second floor height will be 8' tall in living areas.

**ROOF** The roof will be constructed out of 2x4 Douglas fir lumber, and assembled in a warehouse where several quality control systems have been set in place if trusses are used, otherwise constructed to plan stick framed.

All framing of the structure has been reviewed by a state certified engineer and meets or exceed all current standard codes. Advanced framing techniques are utilized during framing. Refer to plan for all other framing details or layouts.

## CARDINAL CREST HOMES **BONUS**

### ROOF

- **FELT:** 15 lb. sythetic felt nailed down with 1" plastic cap nails.
- **ICE & WATER SHIELD:** Installed on eves
- **DRIP EDGE METAL:** Installed on all edges
- **FLASHING:** 4x4" continuous L metal installed at all roof to wall intersections
- **SHINGLES:** 30 year Tamco
- **ROOF VENTS:** Installed as required

*All Cardinal Crest Homes are inspected by a 3rd party engineer to ensure that all engineering notes have been installed as calculated and planned.*

*CCH will provide proper bathroom facilities for all job sites to ensure cleanliness on all sites.*

## CARDINAL CREST HOMES **BONUS**

### WINDOWS

- Cardinal Crest standard installs a low maintenance Encompass by Pella Vinyl Casement, Single Hung or Slider Windows with advanced Low-E Double pane Insulating Glass with Pella's Insulsheild Glass.
- **WINDOW COLOR** White or Almond
- **WINDOW GRILLES** All windows on front elevation come standard with customer selected grille pattern.
- **WINDOW GRILLE PATTERNS** Prairie, Traditional, Top Row, Equally Divided, None, or Semi Custom.
- **WINDOW GRILLE PROFILES** 5/8" Flat Grilles and/or 3/4" Contour Grilles
- **WINDOW HARDWARE** Pella's Fold-away Crank-style Lock
- All operable windows will be installed with a conventional fiberglass screen.

*\* Review Floor Plans for the following details: Window Locations, Size, Operation, and Quantity.*

### PELLA ENCOMPASS ENERGY PERFORMANCE

Type of Glazing	U-Factor	SHGC	VLT	CR
No Grille	0.29	0.24	44	55
with 3/4" Counter Grill or 5/8" Flat Grill	0.29	0.22	39	55

\*U-factor= R-Value  
SHGC = Solar Heat Gain Coefficient  
VLT% = Visible Light Transmission  
CR = Condensation Resistance

EXTERIOR DOORS

EXTERIOR DOORS					
Room Location	Size	Type	Material	Finish	Notes
Front Entry	3'0" x 6'8"	Single Door	Insulated Fiberglass	Painted	Sidelights & Transom
Main Floor Rear	2'8" x 6'8"	Single Door	Insulated Steel	Painted	Full Glass or Paneled
Basement (Floor Plan Pending)	3'0" x 6'8"	Single Door	Insulated Steel	Painted	Full Glass or Paneled
Others (TBD)					

GARAGE DOOR

CARDINAL CREST STANDARD GARAGE DOOR Delden Model Vintage Plus 2000. Double Layer Steel plus Insulation. All doors meet local wind load standards.

GARAGE DOOR OPENER Liftmaster Model 1355 chain drive 1/2 horse power motor. Motor used for single and double car

doors. Each door will include 1 transmitter and every home will include 1 outside keypad

GARAGE DOOR DETAILS Garage door may have decorative hinges and handles as selected on (customer login).

GARAGE DOOR					
Door Location	Size	Material	Finish	Opener	Notes
Double Door	16'0" x 8' 0"	Polystyrene Insulated Steel	Painted	Yes	Keypad
Single Door	8'0" x 8'0"	Polystyrene Insulated Steel	Painted	Yes	

EXTERIOR FINISHES

- Exterior finish to be per plan & development—stucco, paint grade Hardie or Lp plank/shingle, smart siding with cultured stone.
  - Actual stone series and color to be determined during selections.
  - Window/door trim and details (corbels) according to plan elevations.
  - Stone accents and details are determined per plan.
- Soffit and Fascia to be smart board material with soffits vented as required per code.
  - The exterior is wrapped with a house wrap/ vapor barrier (Tymar) prior to installing final exterior finish.
  - The home will have full aluminum rain gutters with downspouts as required (color to be determined).
  - Exterior color scheme to be determined during selections according to subdivision approved color combinations.

PLUMBING

KITCHEN					
Fixture	Size	Brand	Color/Finish	Other	Notes
Main Sink	33" x 20"	Blanco	Stainless	Undermount	Double 60/40
Main Sink Faucet		Delta Leland 9178-DST	Chrome	Top Sprayer	Soap Disp. (RP 50813)
Garbage Disposal	1/3 hp	Badger 1 or comparable	Black		
Dishwasher Hookup	Included				
Ice Maker Line	Included			Refrigerator	

UTILITY				
Fixture	Size	Brand	Specs	Other
Water Heater	50 gallon	AO Smith or comparable	Gas	with Drain & B Vent
Drains	6"	Near Furnace & Sub Pump	PVC	Not Included in Garage
Sump Pump (Per Plan)		1 1/2" Concrete Curb Around Pit		Pit Included with Drain

LDY. (Per Plan)					
Fixture	Size	Brand	Color/Finish	Other	Notes
Faucet	3 Hole 8"	Delta B3310LF	Chrome	Core B	with Sprayer
Single Bowl Sink	25" x 22" x 6"	Dalton LK	Stainless		

1/2 BATH POWDER ROOM				
Fixture	Size	Brand	Color/Finish	NOTES
Toilet	Standard Round	Gerber-Maxwell	White	21-502 1.6 gpf
Sink	16" x 13"	Cultured Marble	3 Color Choice/ Matte/Gloss	Single Bowl
Faucet	2 Handle Centerset	Delta Windermere	Chrome	B2596-LF

*\* See “Plans” & “Project Cost Printout” for upgrade/selection changes.*

**PLUMBING CONT.**

HOLLYWOOD BATH				
Fixture	Size	Brand	Color/Finish	Other
Sink (2)	16" x 13"	Cultured Marble Integrated	3 Color Choice/ Matte/Gloss	Single Bowl
Faucets (2)	3 Hole 4"	Delta Core-B501LF/B2510LF	Chrome	Core-B
Shower/Tub	50" x 31.5" x 71"	MAXX (Surround)	Fiber Glass	Towel Bar
Shower Tub	2.00 gpm	Delta Core-BT13410	Chrome	1 Shower/Tub Filler
Toilet	Standard Round	Viper Gerber	White	21-502 1.6gpf

SECONDARY BATH				
Fixture	Size	Brand	Color/Finish	Other
Sink (1)	16" x 13"	Cultured Marble Integrated	3 Color Choice/ Matte/Gloss	Single Bowl
Faucets (1)	3 Hole 4"	Delta Core-B501LF/B2510LF	Chrome	Core-B
Shower/Tub	50" x 31.5" x 71"	MAXX (Surround)	Fiber Glass	Towel Bar
Shower Tub	2.00 Gpm	Delta Core-BT13410	Chrome	1 Shower/Tub Filler
Toilet	Standard Round	Viper Gerber	White	21-502 1.6gpf

MASTER BATH				
Fixture	Size	Brand	Color/Finish	Notes
Toilet	Elongated Round	Gerber-Maxwell	White	21-502 1.6gpf
Sinks (2)	16" x 13"	Cultured Marble Integrated	3 Color Choice/ Matte/Gloss	Single Bowl
Sink Faucets (2)	2 Handle Centerset	Delta Windermere	Chrome	B2596-LF
Tile Shower	Per Plan	Kerdi Water Proof System	Level 1 Tile	Niche & Bench
Tub Max Whirlpool	60" x 42"	Jacuzzi	White	
Tub Filler	6" Spread	Windermere	Chrome	BT2796
(1) Shower Heads	2gpm	Delta Windermere	Chrome	BT14296
(1) Rain Head	2gpm	Delta Windermere	Chrome	BT14296

\*Level one includes an entire selection of tile, colors, stains in options, this can be seen at Weber Flooring show room.

## PLUMBING CONT.

### OTHER PLUMBING SPECS

- Home will have ice/water hookups for fridge in kitchen.
- Home comes with a minimum of two exterior frost free hose bibs.
- Gas lines will be ran to each furnace and fireplace
- Drain next to furnace & water heater
- Floor drain next to sump pump
- 2nd Story LDY's will have vinyl base with drain to basement

## HVAC: CARRIER PERFORMANCE SERIES HIGH-EFFICIENCY GAS FURNACE 92% AFUE

- A/C UNITS: Cardinal Crest will install a 13 SEER A/C units (one for each furnace system). Sizing & Number to be determined by HVAC contractor according to load requirements and city inspector requirements.
- FURNACES: The home will have a furnace located in the mechanical room, if a second is required location will TBD. The furnaces will be a minimum 92% efficient unit. Sizing to be determined by HVAC contractor based on size and loads required in home and city HVAC code requirements.
- REGISTERS AND GRILLS: Choice of white or brown color
- THERMOSTATS: A Honeywell or similar programmable thermostat will be provided inside the home for each furnace.
- GAS LINES: Natural gas lines are included for 2 locations (furnaces, and 1 fireplace). Locations marked on plans.
- EXHAUST FANS: Bath exhaust fans are installed in all bathrooms and laundry room according to electrical plan and as required by code.
- GENERAL AIR HUMIDIFIER: (1 INCLUDED)
- HIGH EFFICIENCY AIR FILTRATION SYSTEMS

## FIREPLACE

FIREPLACE				
Location	Size	Surround	Mantel	Hearth
Great Room Model: Lennox	40"	TBD - Base will include a #2 Pine Stained Boxed Mantel w/ Stone	Stained wood (boxed) (option to upgrade)	Hearth Stone below (Option)

## ELECTRICAL/LOW VOLTAGE/LIGHTING ALLOWANCE

LIGHT FIXTURE ALLOWANCE	
Whole House	\$3600.00

### FIXTURE ALLOWANCE NOTES:

- Can lights provided by builder and will be shown in plan
- Outlets installed per code
- Light fixture work sheet will be provide
- All lights will be ordered by Cardinal Crest
- Buyers have option to work with a lighting house or find lights online
- Upstairs Bedrooms pre-wire only for fans - fan install is an additional cost

GENERAL LOW VOLTAGE SPECIFICATIONS	
Panel Location	Basement
Security	2 Motion & Dr. Sensors
Security Control Panel	2 Location Included
Intercom	Not Included
Home Automation	Not Included

GENERAL ELECTRICAL SPECIFICATIONS	
Service Type	Underground
Service Size	200 amp
Panel Location	Garage and/or Basement

### LOW VOLTAGE

Base price includes up to (10) internet & TV connections. Home buyer decides locations of the (10) low voltage connections. Cat 5e data cables and coaxials wire is standard. Lines are not terminated in a switch or with male ends. - Options Available

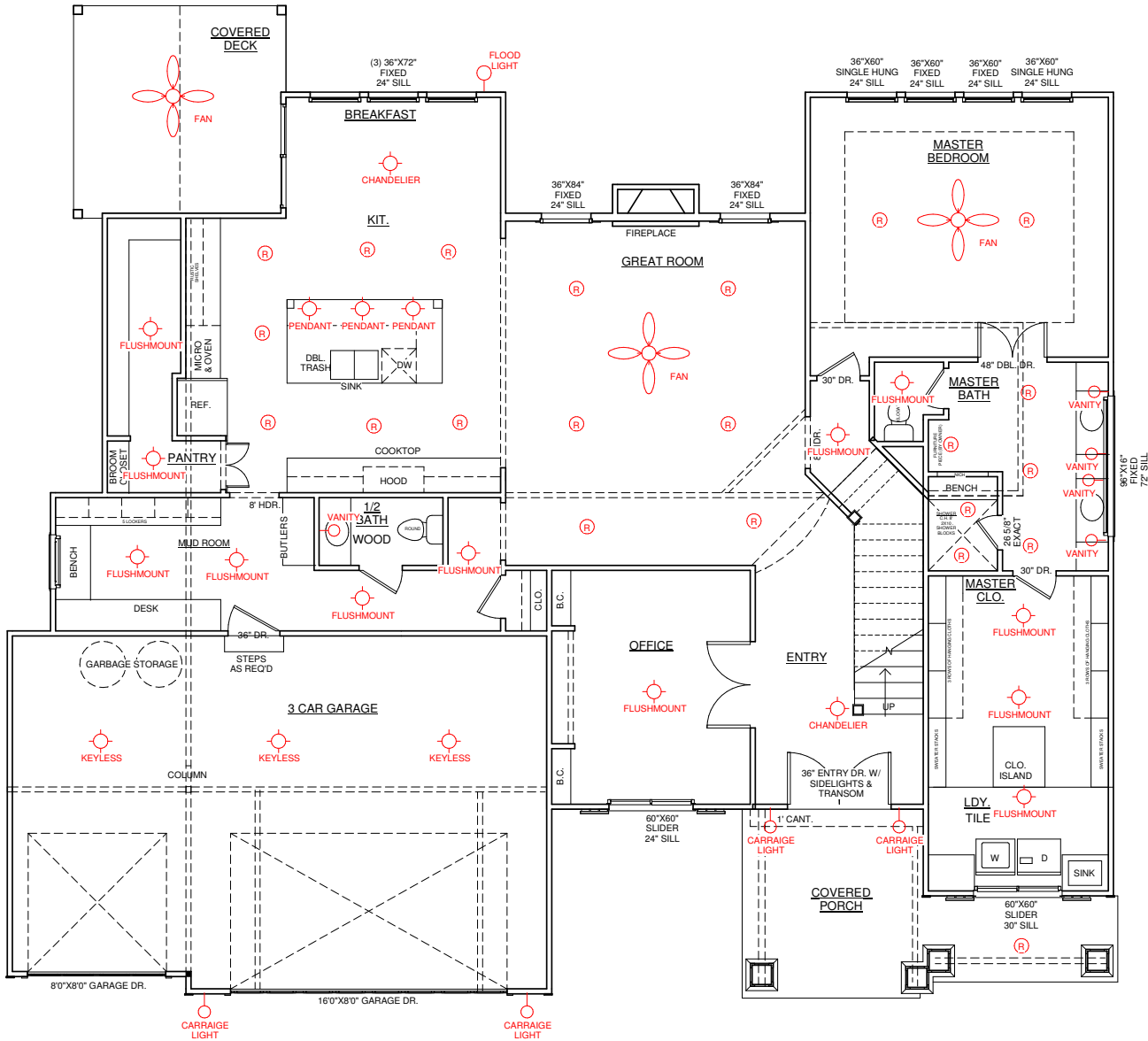
ELECTRICAL LIGHTING PLAN

Cardinal Crest will provide an electrical plan for light placement

\* Lighting quantities are subject to change per plan

FIRST FLOOR

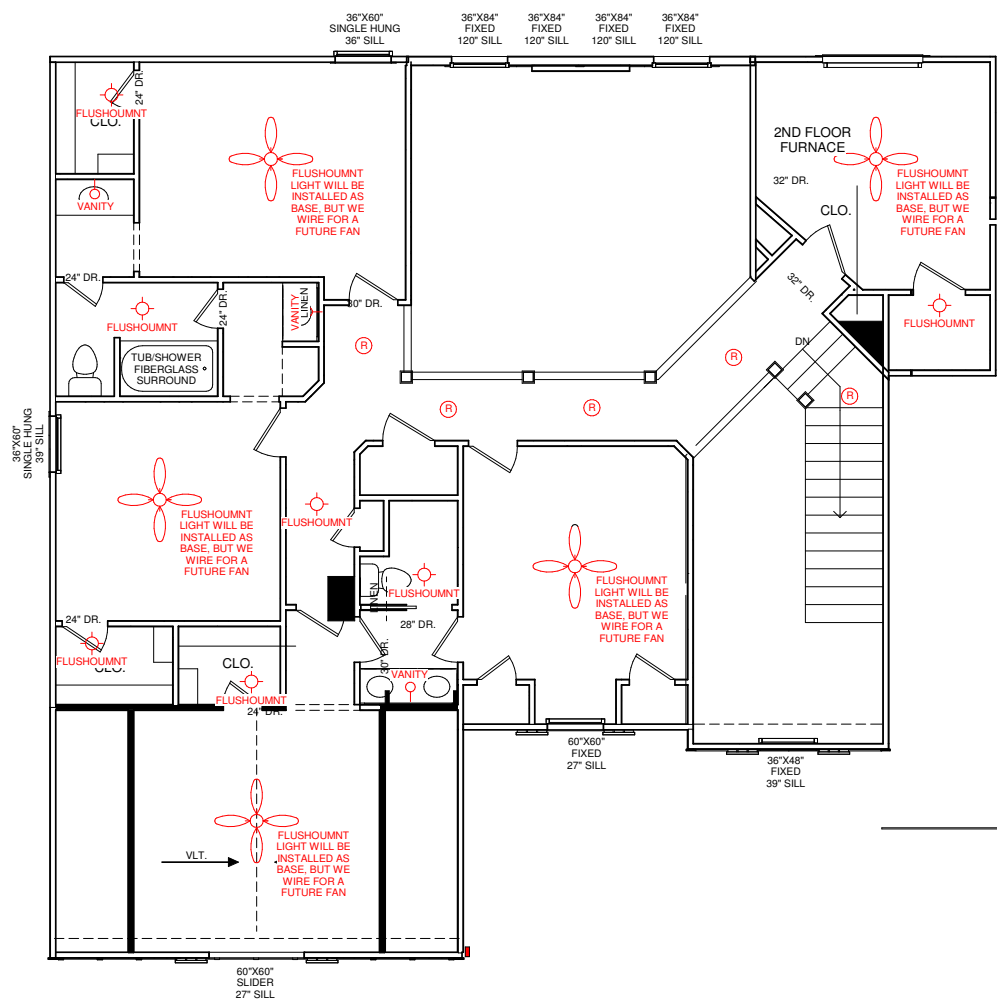
EXAMPLE PLAN



\* See "Plans" & "Project Cost Printout" for upgrade/selection changes.

SECOND FLOOR

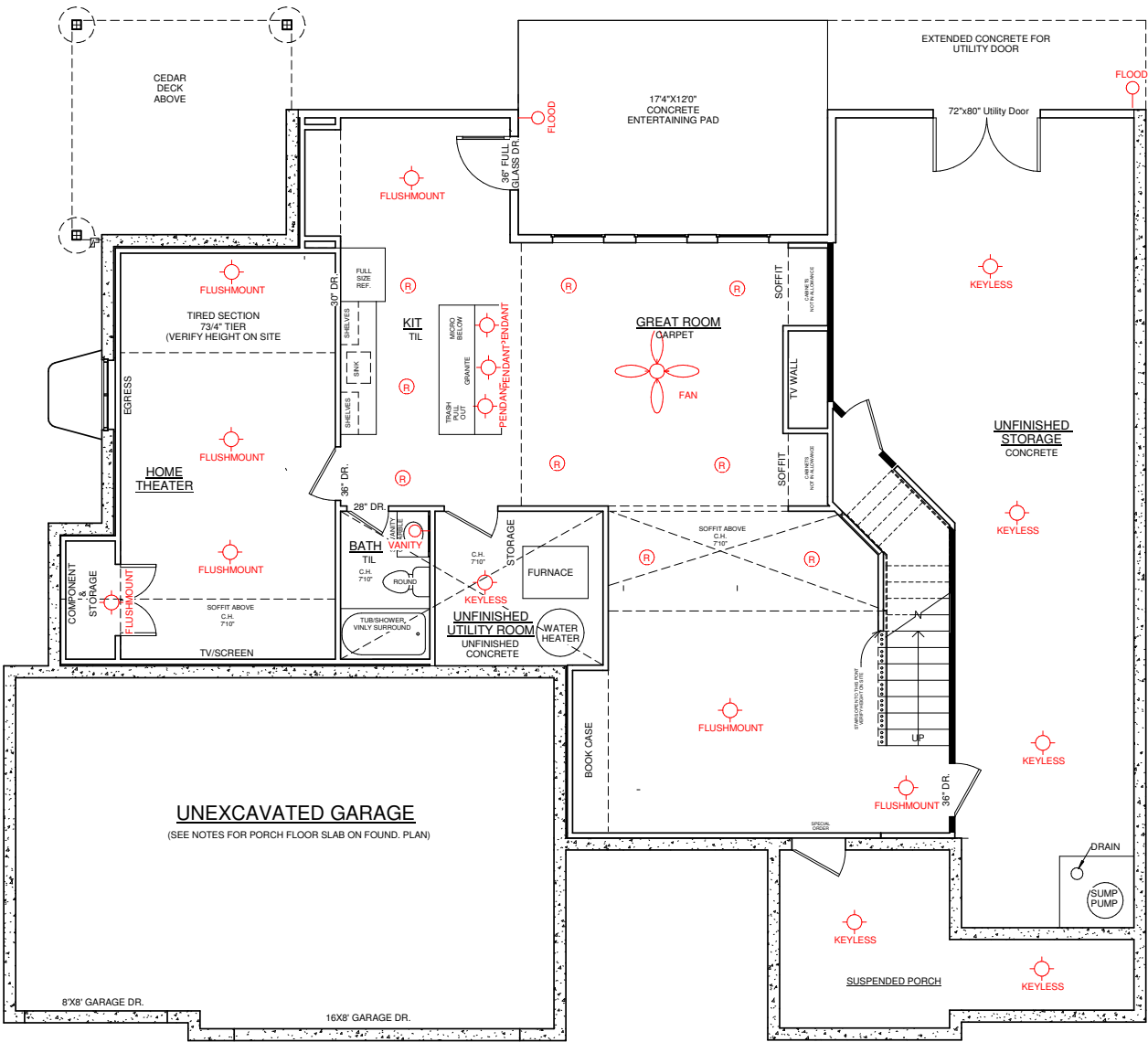
EXAMPLE PLAN





BASEMENT

EXAMPLE PLAN





PRELIMINARY LIGHTING ORDER

Cardinal Crest Homes

P.O. BOX 1355  
LIBERTY, MO 64069  
816-499-3156  
Info@cardinalcresthomes.com

Job Address: TBD  
Lot# TBD  
Development: TBD  
Client: TBD

	PRIMARY
ALLOWANCE	\$3,600.00
ACTUAL	\$0.00
VARIANCE	\$3,600.00

Deadline: Drywall

Tax, Bulbs, & Shipping:

PRIMARY ALLOWANCE

RM. LOCATION	DESCRIPTION	STORE	MODEL #	QTY	UNIT COST	TOTAL	ORDERED	RECEIVED
Entry				1		\$0.00		
Great Room				1		\$0.00		
Kitchen Island Pendants				3		\$0.00		
Dining				1		\$0.00		
Pantry				2		\$0.00		
Mudroom Hallway				4		\$0.00		
1/2 Bath Vanity				1		\$0.00		
Master Bedroom				1		\$0.00		
Master Bath Sconces				4		\$0.00		
Master Bath Toilet				1		\$0.00		
Master Closet/Laundry				3		\$0.00		
Hall to Master				1		\$0.00		
Office				1		\$0.00		
Bedroom 1 (Front)				1		\$0.00		
Bedroom 1 Closet				1		\$0.00		
Bedroom 4				1		\$0.00		
Hollywood Bath Vanity				1		\$0.00		
Hollywood Bath Flushmount				1		\$0.00		
Hall to Bedroom 1				1		\$0.00		
Bedroom 2				1		\$0.00		
Bedroom 2 Closet				1		\$0.00		
Bedroom 2 Vanity				1		\$0.00		
Bedroom 3				1		\$0.00		
Bedroom 3 Closet				1		\$0.00		
Bedroom 3 Vanity				1		\$0.00		
Jack n Jill Bath Flushmount				1		\$0.00		
Loft				1		\$0.00		
Loft Closet				1		\$0.00		
Basement End of Stairs				2		\$0.00		
Basement Great Room				1		\$0.00		
Basement Kitchen Island Pendants				3		\$0.00		
Basement Breakfast				1		\$0.00		
Basement Bath Vanity				1		\$0.00		
Theater				3		\$0.00		
Theater Storage Closet				1		\$0.00		
Front Entrance Carriage Lights				2		\$0.00		
Garrage Carriage Lights				2		\$0.00		
Covered Deck				1		\$0.00		
Rear Flood Lights				3		\$0.00		
TOTALS						59		
							ALLOWANCE	VARIANCE
							\$0.00	\$3,600.00
							\$3,600.00	\$3,600.00

DRYWALL

- Garage walls / ceilings: 5/8” drywall on walls and ceilings with textured finish.
- House walls: 1/2” drywall with smooth walls
- House ceilings: 1/2” ceiling specific drywall with hand-dabbed knockdown texture.
- Corner bead: Baby bullnose round or square.

INSULATION

- Whole house air seal and vapor barrier as required per code.
- Sound proofing around master bedroom wall to common areas, 1/2 bathroom.
- Caulked Sill plates and fire caulk stud cavities.
- Spray foam around all windows and exterior doors.
- Attic Seal: Foam around all penetrations through the ceilings. Results in a more energy efficient home.

INSULATION		
House Attic	R-49	Blown
Exterior Walls 2x4	R-13	Batts
Exterior Walls 2x6	R-15	Batts
Soundproof Walls	R-11	Batts
Sloped Ceilings	R39	Batts
Garage	R-19 Ceiling	Batts
Sloped Ceilings	R-30	Batts

PAINT

INTERIOR PAINT PACKAGE

- 2 Wall Colors
- 1 Enamel Color
- 1 Stain Color

PAINT CONT.

EXTERIOR PAINT PACKAGE

1 Body Color + 1 Accent Color

1 Trim Color

1 Stain Color

PAINT				
Location	Brand	Application	Paint Sheen	Notes
Interior Walls	Benjamin Moore	Roll	Flat	
Trim	Sherwin Williams	Spray	Gloss	
Stain	Sherwin Williams	Cloth	Eggshell	
Exterior Paint	Benjamin Moore	Roll	Flat	
Exterior Stain	Benjamin Moore	Cloth or Brushed	Flat	Penetrating

INTERIOR DOORS

We use pre hung split jamb door for all interior doors. These doors utilize a composite wood construction that results in a more durable door, resisting warping, shrinking and cracking better than a solid wood door. Molded panel doors come primed and ready for painting with either a smooth or a textured finish and are available in either hollow core or solid core construction for weight and feel of solid wood.

*\*Hollow Core Doors Are Standard*

\*Please Ref. Final Plan for sizes and locations

INTERIOR TRIM

STANDARD STYLE DOORS INCLUDE

- 2 Panel Plank Cheyenne Smooth Door
- 2 Panel Arch Top Smooth Door
- 2 Panel Roman Smooth Door
- 3 Panel Square Textured Door
- 4 Panel Square Smooth Door

STAIR DETAILS				
Location	Trim Material	Details	Finish	Notes
Stairs	Maple/Oak	End Caps for Spindles	Stained	
Stairs	Maple/Oak	End Caps for Spindles	Stained	
Hand Rail	Maple/Oak		Stained	
Spindles	ORB/Black	Straight Spindle w/ Knuckles & Boots	ORB/Black	
Newels	6" Box Newel	Maple Top	Painted/Stained Cap	

\*Turned wood newels are also available in the base, recessed panel box newels are an upgrade

## INTERIOR TRIM

BASEBOARD				
Location	Trim Material	Details	Finish	Notes
Main Level	Finger Joint Pine	5.25" Base	Paint Grade	Your Choice of 3 Profiles
Second Level	Finger Joint Pine	2.25" Base	Paint Grade	Your Choice of 3 Profiles

DOOR CASING				
Location	Trim Material	Details	Finish	Notes
Main Level	Finger Joint Pine	3.25" Entire Frame	Paint Grade	Your Choice of 3 Profiles
Second Level	Finger Joint Pine	2.25" Entire Frame	Paint Grade	Your Choice of 3 Profiles

WINDOW CASING/TRIM				
Location	Trim Material	Details	Finish	Notes
Main Level	Finger Joint Pine	3.25" Entire Frame	Painted	Your Choice of 3 Profiles
Second Level	Finger Joint Pine	2.25" Entire Frame	Painted	Your Choice of 3 Profiles

DETAIL TRIM TBD/PER PLAN				
Location	Trim Material	Details	Finish	Notes
Kitchen, Dining, Master Bedroom	Finger Joint Pine	4.25" Crown	Painted	
Dining	Wainscot	Deca Square/ Flat Panel	Painted	Painted Drywall for Squares
Mudroom Lockers	Plywood, #2 Pine	Face Frame	Painted/Stained Bench	Per Plan
Mudroom Drop Zone	Plywood, #2 Pine	Face Frame	Painted/Stained Bench	
3 Crown Headers	Finger Joint Pine	4.25" Crown	Painted	Above Doors

INTERIOR TRIM CONT.

MISCELLANEOUS BUILT-INS: TBD/PER PLAN				
Location	Trim Material	Details	Finish	Notes
TBD				
TBD				
TBD				
TBD				

SHELVING PACKS				
Location	Material	Specifics	Finish	Notes
Coat Closets	Particle Board	1 shelf at 68" w Shoe Shelving Below	Painted	
Bedroom Closets	Particle Board	80" & 40" Dbl. Hanging w/ 5 Shelf Stacks	Painted	
Linen Closets	Particle Board	5 Shelves Spaced Evenly	Painted	
Pantry	Particle Board	5 Shelves Spaced Evenly	Painted	
Master Closet	Particle Board	Layout TBD Onsite	Painted	
Laundry	Particle Board	1 Shelf Above Units	Painted	

SHOWER SURROUNDS

SHOWER SURROUNDS				
Location	Material	Specifics	Finish	Notes
Master Bathroom	Shower Walls	Level 1 Tile	8' Tall Surround	Full Tile Walk-in: Recessed Niches
Master Bathroom	Shower Floor	Level 1 Tile	Kerdi Waterproofing	*Kerdi on Walls & Floors
Jack & Jill Bath	Tub Walls	Fiber Glass	6' Tall Surround	No Shower Door
Upstairs Guest Bath	Tub Walls	Fiber Glass	6' Tall Surround	No Shower Door

\*Level one includes an entire selection of tile, colors, stains in options, this can be seen at Weber Flooring show room.

CABINETS

- Exact layout and design according to plans.
- Cabinet layout/elevations will be approved by buyers prior to installation.

*\*See Allowance Schedule on page 22*

CABINETS			
Location	Stain	Glaze	Other
Kitchen	Stained or Paint	No	Shaker (Hard Maple or Birch)
Master	Paint	No	8'6" wide Vanity Full Height (Raised Center)
1/2	Paint	No	3' Vanity (2 Small Drawers)
Secondary Bath	Paint	No	3' Single Vanity Full Height (2 Small Drawers)
Hollywood Bath	Paint	No	5' Double Vanity Full Height (3 Small Drawers)
Laundry	Paint	No	Lower Storage Cabinets
Butlers	Paint	No	Per Plan

KITCHEN DETAILS

KITCHEN DETAILS				
Location	Material	Height	Size	Notes
Kitchen Hood	Hardwood	To Ceiling	42" Wide 3' Tall	Built in Venta Hood
Kitchen Uppers	Hardwood	8' Variable	3' to 3'6" Tall	*Base does not include uppers to ceiling
Kitchen Island	Hardwood	3' Tall	Per Plan 8' x 4'	*Doors behind seating not included
Kitchen Lowers	Hardwood	3' Foot	Per Plan	Drawers and Doors Below

*\* See "Plans" & "Project Cost Printout" for upgrade/selection changes.*

COUNTERTOPS

COUNTERTOPS				
Location	Material	Allowances	Edge Profile	Notes
Master Bath	Cultured Marble	Level 1	Several Options	
Secondary Bath	Cultured Marble	Level 1	Several Options	
Hollywood Bath	Cultured Marble	Level 1	Several Options	
Kitchen	Granite Slab	Category 1	Several Options	
Laundry	Formica	Level 1	Several Options	

BACKSPLASHES

BACKSPLASHES			
Location	Allowances	Height	Notes
Master Bath	Cultured Marble	4"	
Secondary Bath	Cultured Marble	4"	
Hollywood Bath	Cultured Marble	4"	
Kitchen	Level 1 Tile*	18" Full	
Laundry	Formica	4"	
1/2 Bath	Cultured Marble	4"	

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MIRRORS/GLASS

MIRRORS			
Location	Type	Details	Notes
Master Bath	Polished Edge	Fit Vanity Width	MDF Trim Around
Secondary Bath	Polished Edge	Fit Vanity Width	MDF Trim Around
Hollywood Bath	Polished Edge	Fit Vanity Width	MDF Trim Around
1/2 Bath	Polished Edge	Fit Vanity Width	MDF Trim Around
Master Closet	Polished Edge	Fit Vanity Width	MDF Trim Around

*\* See “Plans” & “Project Cost Printout” for upgrade/selection changes.*



FLOORING: TBD / PER PLAN

FLOORING				
Location	Material	Allowances	Details	Notes
Mud/Back Entry	Hardwood	Level 1*		Hardwood
Laundry	Tile	Level 1*		1/2" Wonderboard Backer
1/2 Bath	Hardwood	Level 1*	Stained	Hardwood
Pantry	Hardwood	Level 1*	Stained	Hardwood
Kitchen/Breakfast	Hardwood	Level 1*	Stained	Hardwood
Dining	Hardwood	Level 1*	Stained	Hardwood
Master Closet	Carpet	Level 1*	6 lb. pad 1/2"	
Master Bath	Tile	Level 1*		1/2" Wonderboard Backer
Master Shower	Tile	Level 1*		1/2" Wonderboard Backer
Master Bedroom	Carpet	Level 1*	6 lb. pad 1/2"	
Great Room	Per Plan	Level 1*		Hardwood/Carpet
Office	Carpet	Level 1*	6 lb. pad 1/2"	
Entry	Hardwood	Level 1*	Stained	Hardwood
Bedroom 1	Carpet	Level 1*	6 lb. pad 1/2"	
Secondary Bath	Tile	Level 1*		1/2" Wonderboard Backer
Bedroom 2	Carpet	Level 1*	6 lb. pad 1/2"	
Stairways	Carpet	Level 1*	6 lb. pad 1/2"	
Bedroom 3	Carpet	Level 1*	6 lb. pad 1/2"	
Upstairs Baths	Tile	Level 1*		1/2" Wonderboard Backer
Loft	Carpet	Level 1*	6 lb. pad 1/2"	

\*Level one includes an entire selection of tile, colors, stains in options, this can be seen at Weber Flooring show room.

CHANGE ORDERS

Once construction has commenced all changes to the Standard Choices or Plans will result in a change order. Change orders require extra time, labor, and materials from both the subcontractors and builder. **All changes will have a minimum change order fee of \$150.00**

Keep in mind plans have been drawn, and designed to coordinate over 25 subcontractors to finish one product. A change that seems small can affect many trades down the line. Changes will directly affect the schedule.

APPLIANCES: ALLOWANCE \$2,887.85

APPLIANCES				
Appliance	Make	Model	Finish	Notes
30" Glass Cooktop	GE Standard	JP356B		Electric
Tall Tub Dishwasher	GE Standard	GDF520PS	Stainless Steel	
Built-In Microwave & Trim Kit	GE Standard	PEB7226S & JX7230SF	Stainless Steel	
Wall Oven	GE Standard	JTP30SPSS	Stainless Steel	Electric
Venta Hood	Hood Liner	KH28SLDSS	Stainless Steel	

All of our appliances are supplied by Factory Direct Appliances.

SHOWER DOORS			
Location	Type	Hardware	Notes
Master Bathroom	Frameless	Hindges	Chrome/Stainless/ORB
Secondary Bathroom	Metal Frame	TBD	Chrome/Stainless/ORB

Shower doors are not included for tub/shower, only true showers.

HARDWARE

- Cardinal Crest will install knob style oval shape door sets in oil rubbed bronze. Brand to be Kwikset or comparable.
- All exterior doors are double bored for single cylinder key locks and deadbolts.
- Privacy door set locks are installed on all bedroom, office and bathroom doors.
- Bath hardware to match selected hardware finish.

Make hardware selection at Locks and Pull Store.

BATH HARDWARE ALLOWANCE	
Master Bath	(1) Towel, Hand Towel, Toilet Paper
Half Bath	Toilet Paper, Hand Towel
Hollywood Bath	Toilet Paper, (2) Hand Towels, Towel Bar
Secondary Bath	Toilet Paper, Hand Towel, Towel Bar

DOOR & CABINET HARDWARE		
Location	Style	Finish
Bath	Knob	ORB/Stainless
Closet	Knob	ORB/Stainless
Handle Set w/ Deadbolt	Front Door	ORB/Stainless
Deadbolt	Ext. Doors	ORB/Stainless

*\* See “Plans” & “Project Cost Printout” for upgrade/selection changes.*

GUTTERS

- 5” Seamless Gutters (Color Options)
- 2” x 3” Down Sprouts
- French Drains (TBD - when required)

LANDSCAPING

Landscape - *\*See Allowance Schedule on page 22*

Sod - *\*See Allowance Schedule on page 22*

Irrigation - Not Included in Base

- Cardinal Crest will provide full yard landscaping including auto sprinklers, tree, shrubs, beds, and sod to meet requirements of subdivision ACC committee. Beds to be prepped with weed barrier and filled with mulch.
- Shrubs and (1) tree per plan are included in allowance
- Irrigation system is a pressurized system with programmable sprinkler timer located in garage. Final landscape plan must be approved by buyers prior to installation.
- Buyers are free to make specific shrub and tree requests and suggestions.
- Buyers are free to design landscaping on own and Cardinal Crest’s landscaper will execute design.
- 

CONCRETE FLATWORK

Concrete Flatwork:

- Concrete flatwork dimensions will be provided according to plan.
- There will be expansion joints every 10’ to 15’ or as required.

WEATHER-STRIPPING

- Pre-fabricated weather-stripping is used on all exterior doors.
- All exterior doors come with a custom fit threshold installed which matches the color of the finish hardware.

FLAT/DAYLIGHT/WALKOUT LOTS

FLAT/DAYLIGHT/WALKOUT LOTS	
Walk Out Package	Per Lot
Cedar Covered Deck	GE Standard
Walkout Patio at Basement	12’ x 16’
Basement Level Windows	(3) 3060 Fixed Windows
Basement Level Patio Door	(1)3068 Glass
Deck Stair to Grade	Not Included

All Base Prices Are Figured With Flat Lots, With A Covered Concrete Patio.  
Walkout Lots Increase price \$5000 to \$8000 Depending Plan & Lot.

CARDINAL CREST HOMES **BONUS**

We add rebar to all basement and exterior patios to mitigate potential flatwork issues.

CONCRETE FLATWORK			
Location	Finish	Color/Stain	Other
Front Porch/Walkway	Broom and Smooth Edge	None	Slope Walk to Front Door
Walkout Patio	Broom and Smooth Edge	None	Rebar Included
Garage Floor	Power Troweled	None	Sloped w/ #2 Rebar 1’ O.C.
Basement Floor	Power Troweled	None	#2 Rebar 3’ O.C. w/6 Mil Plastic
Garage Driveway	Broom Finish w/ Smooth Borders	None	#2 Rebar 1’ O.C.
Covered Patio	Broom and Smooth Edge	None	#2 Rebar 2’ O.C.
Basement Sub Pump	Troweled 1.5” Deep Base		

All concrete is power washed at closing, basements are buffed and sealed.

*\* See “Plans” & “Project Cost Printout” for upgrade/selection changes.*

[illegible]

\* See "Plans" & "Project Cost Printout" for upgrade/selection changes.

INITIAL: \_\_\_\_\_ DATE: \_\_\_\_\_ 28

**OPTIONAL UPGRADES: NOT INCLUDED IN PRICE**

[illegible]

\*Level one includes an entire selection of tile, colors, stains in options, this can be seen at Weber Flooring show room.

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