

SMART HOME Specifications

6/12/2023

Neighborhood: Stanley-Martin Custom Homes, LLC - Build on Your Lot

Housetypes: 001377 Finn, 001396 Jocelyn, 001375 Scarlett, 001376 Sienna

Included Options *Opt. 04500 - Garage Door Opener with Remote*

Opt. 05939 - Primary Bath Tile Mudset Shower Pan

Opt. 06620 - HVAC Zone Control.

Opt. 109980 - Select Electric Non Gourmet Appliances with Option 110041 - Side-by-Side Refrigerator.

Opt. 104000 - Classic Collection (See Brochure)

Flooring: Opt. 10400 - Classic Collection (See Brochure)

Hard Surface Laminate (Where Applicable by Plan) - Foyer, Main Level Hall, Powder Room, Garage Entry, Kitchen, Eating Area/Breakfast Room and Laundry room.

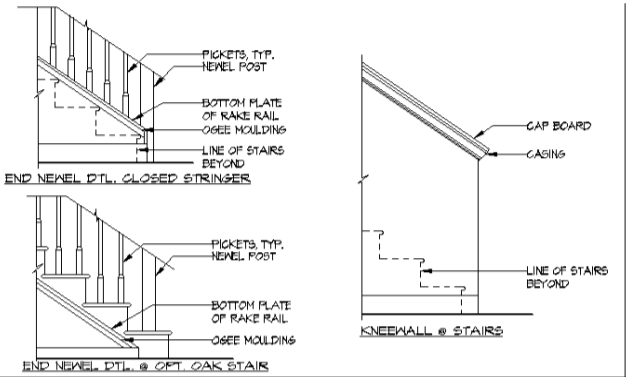

Up 1 Carpet with Up 1 Pad in Second Floor (except Laundry) and all areas on First Floor not specified as Hard Surface.

Ceramic - Floor: Up 2 Tile all baths. Wall: Up 2 Tile Primary Bath and Up 1 Tile in Secondary Baths.

See SMH Design Collection Classic location/room specific

Product Book		Included Options
Description	TMT	
Foundation		
Drain Tile (Exterior)	214	#57 Crushed Stone, 12"x12" filter fabric, 4" corrugated drain pipe.
Waterproofing	216	GMX Ultra-Shield; Manufactured by Garland Ind., Color: Black
Termite Treatment	218	FMC Prevail Termiticide
Sump Crock	224	Topp Industries, 18"x22", 22 Gallon
Bsmnt Egress Window	224	Bowman Kemp 4040, Ladder, Grate & Plastic Cover
Foundation Windows	224	Unlimited Inc. 11000 Series Vinyl 24x12 Low E Freedom Basement Window, Color: White
Window Wells	212	Admiral Steel, Round Style as required by grade.
Ceiling Heights		
Rough Frame Material		
Steel Columns	225	Marshall Stamping or AFCO, Color: Black, Size per Structural Plans
Steel Beams	225	Nucor or Steel Dynamics, Color: Black, Size per Structural Plans
Floor Trusses	228	Weyerhaeuser TJI, I-Joist Size per Structural Plans
Loose Lumber	232	2x Stud Grade Material
Floor Sheathing	234	Huber Blue Plus
Roof Sheathing	234	OSB
House Wrap & Tape	235	Tygar Housewrap & Tygar Housewrap construction tape
Wall Sheathing	236	OSB
Window Flashing Tape	260	FortiFlash window tape
Roof Trusses	238	Material per Structural Plans
Windows	260	
Window Spec	260	United, Vinyl, Color: White 3900 Series Windows, Single Hung, Low-E HP Glass w/GBG - Energy Star
Colors	260	Front and Side, Rear Elevation White, See color scheme
Applied Brick Mould	260	No
Jamb Ext.	260	No
Exterior Doors		
Front Door	264	Therma-Tru; Fiberglass Door, Model # per elevation - Energy Star
Slider	264	Plygem Sliding Glass Door w/GBG; NO screen on SGD
Atrium Door	264	Option not offered regardless if shown on plan
Garage Fire Rated Door	264	Therma-Tru; TS210 Steel Door, w/Spring Hinges
Basement Exit Door	264	Therma-Tru; TS262 Steel Door, 9-Lite, GBG, 2 Panel.
Garage Doors		
Garage Doors	274	Amarr Metal, Non-Insulated (Model # , Windows, Grills, Hardware & Panel Style Per Elevation, Color Per Color Scheme)
Garage Door Opener	274	Opt 04500- Garage Door Opener with Remote
Roofing - Main House		
Material	246	CertainTeed Landmark, Limited Lifetime; (Per Color Scheme)
Roof-Porch/Bay Windows	246	Asphalt, Opt. Metal per Elevation
Water Table/Eye Brows	246	Asphalt, Opt. Metal per Elevation
Exterior Trim		
Fascia, Rake & Freize Finish Material	250	Berger Aluminum (Color Per Color Schemes)
Soffit	250	CertainTeed Vinyl Vented Soffit (Color Per Color Scheme)
Misc.Trim Material: Including - Windows(Per Architecturals), Beam Wrap & Garage Door Jambs	268	James Hardie Primed 5/4" Primed & Painted (Per Color Scheme)
Outside/Inside Corners/"J" Channel	250	3" Nominal Vinyl Outside Corners (Color to match siding on front of home)
Head Features	268	Fypon or Hardie 5/4" where applicable - Must be packed out so that the "J" Channel can run behind (paint to match trim)
Rails	268	RDI, Titan Rails, Vinyl with Aluminum insert, Color: Match Exterior Trim
Metal Rails	318	Per Plan. Standard Metal Rail Detail - 1606L Moulded Top Rail (ASTM A-36), 1"x11 Ga Sq Tube post (ASTM A-513), 1/2" Sq Bar Pickets(ASTM A-36), 1"x1/2" Channel Bottom (ASTM A-36), Primed and Painted, color Black. Rails may need to be purchased, if not shown standard on plan, to meet code. Instances may occur where there is a mix of vinyl railing (stoops) and metal railing (stairs).
Exterior Columns	268	PVC Custom Built, 2 Piece Columns, Style per Elevation

Gutters & Downspouts		
Splash Blocks	248	Amerimax 24" x 12" x 2" Splash Block, Green
Exterior Finishes		
Siding	250	Siding - Veraform .44 D4 Clapboard - Camden Pointe
Siding	250	Board & Batten, Vertical Siding & Trim over Smooth Siding (As noted by elevations) – Variform Board & Batten Series Vertical Vinyl Siding (7" Spacing Standard between Batten Strips)
Accessories	250	Mastic or Mid-America, Color: To Match Siding
Shutters	250	Mastic or Mid-America, Raised Panel, Color: Per Exterior Color Scheme
Rails	268	RDI, Titan Rails or similar Vinyl with Aluminum insert, Color: Match Exterior Color Scheme
Exterior Columns	268	PVC Custom Built, 2 Piece Columns, Style per Elevation
Plumbing		
Water Distribution System	278	Flow Guard Gold, CPVC
Underslab Water Distribution	278	Polyethylene water pipes used below slab, sized per code
Waste Discharge System	278	PVC Cellular Core Discharge Piping, Floor Drain: Soix Chief Atlas Drain, Welled Exit Drain: Jones Steves 9" Round Color: Black JD50379
Sewer - Public	278	4" Schedule 40 PVC Cellular Core pipe
Hung Sewer Pit	278	Jackel LM1830-22SF
Hung Sewer Pump	278	Zoeller M267 sewer ejector pump (included option as needed, \$0 Sales Cost)
Hung Sewer Alarm	278	Zoeller 101494 high water alarm (included option as needed, \$0 Sales Cost)
Sump Pump	278	Proflo PF92352, 1/3 HP, 60 GPM Max flow rate
Gas Lines	278	Schedule 40 Black Steel Gas pipe
Basement Rough-In	278	3-Piece Below Slab RI; Stubbed and capped drains for Shower, Toilet & Vanity
Water Heater	278	50 Gallon Electric, Model # EN6-50-DORT (.94 EF)
Thermal Expansion Tank	278	Proflo PFT12
Mixing Valve ("Tank Booster")	278	Cash Acme Model # 24644
Kitchen Sink	310	Opt. 104000 - Classic Collection
Kitchen Faucet	278	Opt. 104000 - Classic Collection
Garbage Disposal	278	Badger 1/3 HP, ISEBADGER1
Powder Room Pedestal Sink	278	Sterling 442124-0, 4" Spread, 3 Hole, Vitreous China, Color: White
Powder Room Pedestal Sink Faucet	278	K15241-4RA-CP, 4" Spread, Corolais Series, Chrome, 2 Handle
Commodes - All Baths	278	Sterling, Windham Series, 1.28 Gallon, 2 Piece Toilet, Bowl 403215-0, Tank 404555-0, Color: White
Secondary Baths - Tub & Wall Surround Module	278	Sterling 7104 Series, Performa, W/Out Walls, Color: White
Secondary Baths - Tub/Shower Faucet	278	Kohler, Corolais, Lever Handle, K-TS15601-4-CP with K304-K-NA Diverter, Color: Chrome
Secondary Baths - Shower Only Faucet	278	Kohler, Corolais, Lever Handle, KTS15611-4-CP with K304-K-NA Diverter, Color: Chrome
Secondary Baths - Vanity Faucets	278	Kohler, K15241-4RA-CP, 4" Centerset, Corolais Series, Chrome, 2 Handle
Primary Shower Pan	278	Opt. 5939 - Tiled Mudset Shower Pan
Secondary Shower Pans	278	Florestone Fiberglass Pan, Color: White, per the architecture
Primary Bath Tub	278	Kohler Soaking Tub, Model and Size dependent on Architecturals. K1259-0 Mariposa 6x36, K1242-0 Mariposa 5x36, K1161-0 Turcet, K1165-0 Sunward (Oval Tub), K1184-0 Devonshire 5x32
Primary Bath Tub	278	Opt 4950 - Kohler Sunstruck K-6369-0 with deck mounted faucet
Primary Bath Tub-Faucet	278	Kohler, Corolais Series, 3 Piece Lever Handles, K15290-4-CP with K300-K-NA Diverter, Color: Chrome
Primary Bath Vanity Faucets	278	Kohler, K15261-4RA-CP, 8" Spread, Corolais Series, Chrome, 2 Handle.
Laundry Room	278	Soix Chief Ox Box, Washbox and Standpipe outlet and with two valve, water hammer arrestors, Color: White
Laundry Tub	278	Opt. Florestone, FM-3, Color: White
Laundry Faucet	278	Opt. Kohler K15270-4-B-CP, 2 Blade Handle Faucet, Color: Chrome
Ice Maker Box	278	Soix Chief Ox Box, single valve, water hammer arrestor, Color: White
Hose Bib	278	Prier, C144 Series. Freezeless Hose Bib, 2 Total Std
Passive Radon	278	3" PVC Pipe
Secondary Bath Shower Rod	278	Chrome Tension Rod
HVAC		
Gas Furnace	284	Trane, S9X1 UP TO 96% AFUE Tonnage and Zoning based on actual house size.
Air Conditioning	284	Trane, XR14 (4TTR) 14 (SEER) Tonnage and Zoning based on actual house size.
Zone Control	284	Opt. 06620 - HVAC Zone Control
Anti-Vibration Wall Brackets	284	For Compressor Mounting 48x48 Unit Brackets Heavy Gauge Steel
Dryer Vent Box	284	Construction Solutions - DBX1001
Thermostats	284	<i>Honeywell T4 Pro - Programmable Thermostat</i>
Bathroom Exhaust Fan	284	Broan AE80B 80 CFM Fan Powder Room; Broan 744 FL Combo
Microwave	336	Vented to Exterior
Air Filter	284	Aprilaire Cabinet with Merv 11 Media Filter
Air Cycler	284	8140 Aprilaire Fresh Air Ventilator/Low Wattage Fan
Prefab Fireplace		
Fireplace box	222/298	Optional per plan
Mantel	222/298	Optional per plan
Surround & Flush Hearth	222/298	Optional per plan
Electrical		
Electrical Service	288	200 Amp, Eaton Load Center
Door Chimes/Bells	288	Craftmaid, C102I Chime Kit with NuTone, C907 Transformer, Color: White
GFCI Protected Electrical Outlet	288	2 Front & Rear; GFCI Prot. Outlet, Color: White
Outlets & Switches	288	Toggle Style, Color: White
Electrical Fixtures - 1 Story Foyer	335	LED Disk 43870WHLED30
Electrical Fixtures - 2 Story Foyer	335	LED Disk 43870WHLED30
Electrical Fixtures - Dining Room	335	Kichler, 43671NI,OZ
Kitchen Lights	335	Opt. 104000 - Classic Collection
Walk In Closets	335	LED Disk 43870WHLED30
Non-Walk in Closets	335	LED Disk 43870WHLED30
Powder Room Bath Fixture	335	Opt. 104000 - Classic Collection
Hall or Primary Bath Fixture	335	Opt. 104000 - Classic Collection
Electrical Fixtures - Laundry	335	LED Disk 43870WHLED30

Unfinished Basement Areas	288	AF, K5000, Color: White
Recessed (Dry Areas)	335	LED Disk 43870WHLED30
Recessed (Wet Areas)	335	LED Disk 43870WHLED30
Electrical Fixtures - Front Wall Lantern	335	Kichler, 9736 TZ, Finish: Tannery Bronze
Electrical Fixtures - Outdoor Photocell	335	3010 Tork House Mounted Photocell @ Front Door Light
Electrical Fixtures - Rear/Side Wall Lantern	335	Kichler, 9735 TZ, Finish: Tannery Bronze
Telephone/TV	293	Media Outlet (RG6 TV,Cat6 Lan) in Family Room/Great Room, Primary Bedroom and Flex or Finished Rec Room
Network Box	293	On-Q Legrand
Security		
Smoke & Carbon Monoxide Combination Detectors w/Battery Backup	288	Kidde, FireX Smoke Carbon Combo
Interior Stairs and Rails		
Lower Level Stair	256	Pine Box Stair Wall with Handrail and Cap Board - per plan
Main Level Stair	256	Pine Box Stair Wall with Rake Wall and Cap Board - per plan
Lower Level Rails	257	Pine Oval WM240, Brushed Nickel Brackets
Main Level Rails	257	Oak 6010SC Handrail Stained, Brushed Nickel Bracket
Optional Railing Upgrade	257	Opt. 06051 - Rake Rail (boxed stair) - per plan
Optional Railing Upgrade	256/257	Opt. 06000 - Oak Stair with Open Rail - per plan (See picture below)
Optional Railing Upgrade	257	Option 06057 w/opt 06000 Iron Baluster upgrade.
		
	256/257	Picture of Option 06000 - Oak Stairs (includes open rail) - per plan
		
Insulation	292	
Insulated Garage Walls & Ceiling	292	Per RES Check/Plan Details
Attic	292	CertainTeed or best market value - Blown Insulation, Color: White
Sloped Ceilings	292	CertainTeed or best market value - Color: Brown Face Paper, Yellow Insulation
Exterior Walls	292	CertainTeed or best market value - Batted Insulation; Color: Brown Face Paper, Yellow Insulation
Basement Walls	292	CertainTeed or best market value - Batted Insulation; Color: Brown Face Paper, Yellow Insulation
Unfinished Basement Areas	292	Perforated FSK fastened to wall and taped.
Attic Access	292	<p>Wall & Ceiling Access</p> <ul style="list-style-type: none"> - 1"x 4" jamb material - Casing material around jamb to match neighborhood spec - 1 1/2" Rigid foam insulation (R-7.5) to be glued to top side of MDF - 1/2" MDF panel "door" cut to fit RO - Attic access jamb to include weather strip stapled to top edge of opening, 100% cellular EPDM rubber/white/Self-adhesive foam tape - Trim & Face of access to be caulked (except where panel "door" sits on jamb) & painted semi-gloss white <p>Wall Access Only</p> <ul style="list-style-type: none"> - 1/2" MDF cut to cover opening - Casing material around MDF Face match neighborhood spec - Wall access to be secured with 2- 2" screws. Screw caps added for clean finish - Trim & Face of access to be caulked & painted semi-gloss white
Drywall		
Finishes	294	Smooth
Window Extensions (Returns)	294	Drywalled Window and Door Returns
Garage	294	Taped only, not blocked or finished.
Interior Trim		
Decorative Columns (per plan)	304	N/A
Crown Molding	304	N/A

Chair Rail	304	N/A
Baseboard Molding	304	All locations WM432 9/16" x 5 1/2" primed white
Door Casing	304	Doors Casing – WM432 9/16" x 3 1/2"
Window Casing	304	Apron - WM432 9/16 x 3 1/2"; Stool - WM 1021 11/16 x 5 1/4"
Ogee Trim	304	N/A
Interior Doors	304	Jeldwin Slab, 2 Panel Square, Brushed Nickel Hinges
	304	Opt 100812 - Add casing to windows - WM432 9/16" x 3 1/2"
Shelving	322	Rubbermaid, Freeslide in Closets, L12/L16 in Linen, M16 tight mesh in Pantry, Vinyl, Color: White
Painting		
Interior Wall	308	McCormick, Matchpoint, Flat, Color: On Point
Interior Trim	308	McCormick, Matchpoint, Semi-Gloss, Color: Super White
Garage	308	Interior of Garage not painted std.
Exterior: Exposed Foundation Wall	308	McCormick, State House, Color: To Match Siding
Exterior: Downspouts	308	Downspouts - Per Color Scheme (Degree White Standard)
Exterior: Roof Collars	308	Painted Black
Lower to Basement Level Steps	308	McCormick, Murallo, Color: Grey
Steel Columns	308	Not painted
Caulk	308	McCormick, Flex Seal 500, Color: To Match Trim Paint.
Flooring		
Vinyl Floors	338	Armstrong, Color: Per Selection Sheet
Ceramic Tile Walls & Tub Surround	296	Size & Color: Per Design Collection
Ceramic Tile Floors - Primary Bath Floor	296	Size & Color: Per Design Collection
Ceramic Tile Floors - Secondary Bath Floor	296	Size & Color: Per Design Collection
Hard Surface Flooring	338	Per Design Collection
Carpet	338	Shaw Flooring, Color: Per Selection Sheet
Carpet Cushion	338	Leggett & Platt, Color: Per Selection Sheet
Shoe Mould - Flooring	338	Oak 1/4 round stained to match vertical material to which its applied.
Bathroom Accessories		
Mirrors	322	Lenoir Mirrors, Rect. Polish Edge 3/16", Sized per vanity -2"
Framing Material - Mirrors	322	CR Lawrence, J Channel, Finish: Chrome
Oval Mirror-Powder Room	322	Lenoir Mirrors, 20x36 Oval 3/16 Beveled Edge, with clear Plastic Clips
Toilet Paper Holder	322	See Classic Collection
Towel Bar	322	See Classic Collection
Medicine Cabinets	322	N/A
Shower Door	322	Coral
Door Hardware		
Deadbolt	320	Schlage, JD60 619, Finish: Brushed Nickel
Entry Handleset	320	Schlage, Barcelona JH58 BAR 619 FLA, Finish: Brushed Nickel
Entry Lock	320	Schlage, LaSalle J54 619, Finish: Brushed Nickel
Door Privacy Lock	320	Schlage, LaSalle J40 619, Finish: Brushed Nickel
Door Passage Lock	320	Schlage, LaSalle J10 619, Finish: Brushed Nickel
Door Dummy Lock	320	Schlage, LaSalle J170 619, Finish: Brushed Nickel
House Numbers	320	Ives, 5", Finish: Brushed Nickel
Safety Rail	320	White Metal Safety Rail at Rear Door GR3416 (6') or GR3430 (3')
Cabinets and Counters		
Cabinet - Vanities	310	Timberlake Cabinets, Finish: Per Design Collection
Cabinet - Kitchen	310	Std Kitchen Layout; Timberlake Cabinets, Finish: Per Design Collection
Cabinet - Hardware	310	See Classic Collection
Backsplash - Kitchen	315	4" Backsplash to match countertop
Countertop - Kitchen	315	See Classic Collection
Countertop - Primary Bath	315	See Classic Collection
Countertop - Secondary Bath	310	See Classic Collection
Appliances		
Refrigerator	336	GE 21.8 Cu. Ft. Counter-Depth Side-by-Side, GZ22IYNFS
Range	336	GE 30" Free-Standing Electric Convection Range, JB735SPS
Dishwasher	336	GE Top Control with Stainless Steel Interior, GDT635HSRSS
Microwave/ Vented to outside	336	GE 1.6 Cu. Ft. Over-the-Range Microwave Oven, JVM3162RJSS
Mailbox		
Mailbox	360	4x4 pressure treated post painted black w/ standard #1 black metal box MP17 OR House Mounted L4010 Black, as required by jurisdiction