Elevation 1

Elevation 2

Elevation 3

Elevation 4
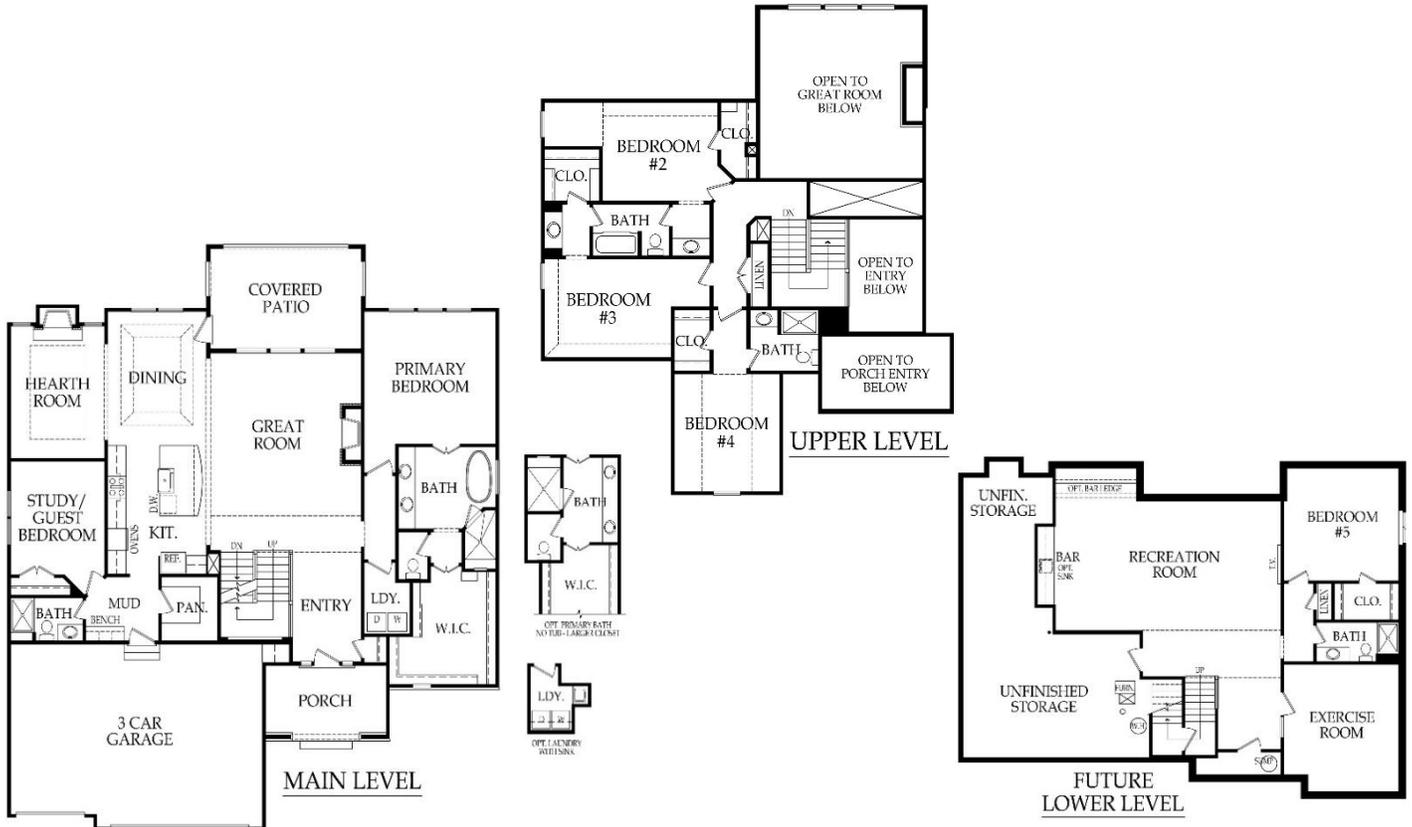
UPPER LEVEL

BEDROOM #2

CLO.

CLO.

BATH

BEDROOM #3

CLO.

OPEN TO GREAT ROOM BELOW

LINEN

OPEN TO ENTRY BELOW

BATH

OPEN TO PORCH ENTRY BELOW

BEDROOM #4

MAIN LEVEL

HEARTH ROOM

DINING

COVERED PATIO

PRIMARY BEDROOM

STUDY/ GUEST BEDROOM

GREAT ROOM

KIT.

REF.

DN UP

PAN.

BATH

MUD BENCH

ENTRY

LDY.

D W

BATH

W.I.C.

BATH

W.I.C.

OPT. PRIMARY BATH NO TUB - LARGER CLOSET

LDY.

OPT. LAUNDRY WITH SINK

3 CAR GARAGE

PORCH

FUTURE LOWER LEVEL

UNFIN. STORAGE

OPT. BAR LEDGE

BAR OPT. SINK

RECREATION ROOM

BEDROOM #5

LINEN

CLO.

BATH

UNFINISHED STORAGE

EXERCISE ROOM

price of homesite, city or subdivision requirements. Square footage is estimated.

APPLIANCES

Stainless steel 30" electric cooktop, hood liner, 30" built-in oven, dishwasher & built-in microwave

CABINETS & COUNTERTOPS

Kitchen cabinets with 3" drawer pulls, knobs for doors

Kitchen cabinets with hidden hinges & soft close drawers. Standard wood choices are clear alder, knotty alder or birch

Group 1 Granite or Quartz tops for kitchen island & surround

Cultured marble tops with integrated oval sinks in all baths

Secondary baths include paint grade vanities

Stained vanity cabinets in primary bath with linen tower

Paint grade upper cabinet with hanging rod in laundry room

Pantry with shelving, lower cabinet with wood top, includes 1 outlet

ELECTRICAL/LOW VOLTAGE

Pre-wired for ceiling fan in great room & all bedrooms

Pre-wired for under cabinet lights in kitchen

Carbon monoxide detector

4 CAT6 Data

HEATING & AIR CONDITIONING

Passive radon vent with outlet in attic for future finish

Two 96% single speed furnaces & two 14 SEER A/C with programmable

Two built-in humidifiers

HVAC ductwork professionally cleaned prior to closing

PAINT

Interior: 2 flat wall colors, 1 trim color & 1 stain color

Exterior: 1 body color, 1 trim color & 1 accent color. Soffits painted same color as trim

FLOORING

Prefinished engineered hardwoods: entry, kitchen, mudroom, pantry, hearth room, primary hallway, dining room, main level bath, & laundry

Carpet: bedrooms, great room, & stairs

Tile flooring: primary bath & secondary bathrooms

WINDOWS & DOORS

8' fiberglass paint grade entry door with sidelights

Interior doors: 6' 8" paint grade hollow core

White or tan vinyl double-pane windows with low-e glass

EXTERIOR & INSULATION

30-year composition roof; color to be weathered wood

R-15 wall, R-50 attic insulation, & attic air seal

3 car garage with clear span garage beam

2 chain drive garage door openers, 2 remotes & 1 exterior key pad

2 exterior hose bibs & exterior electrical outlets per code

Stucco or lap siding front with stone accent per elevation

3 sided LP SmartSide® siding

Approx. 9' foot foundation walls (not ceiling height)

8' tall insulated steel garage doors

Approx. 18' x 12' covered concrete patio

FIREPLACE, TRIM & MIRRORS

Staircase has stained handrail & iron balusters with maple end caps

Plate glass mirrors in secondary baths

Frameless shower door in primary bath & chrome shower door frame for secondary bath showers

Direct vent gas fireplaces with floor to mantle tile in great room, floor to ceiling tile or stone in hearth room

Trim wrapped mirrors in 3/4 bath & primary bath

Wainscot trim behind primary freestanding tub

Mudroom with paint grade boot bench

Metal closet rods in primary closet

PLUMBING

Chrome plumbing fixtures

9" deep undermount stainless steel kitchen sink with garbage disposal

Ice maker line is included for kitchen fridge

50 gallon water heater

Primary bath features dual shower heads & free-standing soaker tub

¾ bath & bar stubs in basement

Professionally inspect plumbing drain lines at closing

STANDARD ALLOWANCES

Appliances:	$3,230
Lighting:	$2,500
Landscape:	$2,000
Tile:	Standard
Carpet:	Standard
Sod:	Up to 12,000 Sq. Ft. lot
Commission:	Homesite up to $120,000
Site Cost:	$6,000

RODROCK CUSTOM EXPERIENCE

The Rodrock team provides a personal touch from start to finish. Project Managers are with you during the entire building process, including a final walkthrough of your home before closing. You will receive one-on-one time with our Interior Designers to reflect your individual style in your new home. Your Builder Liaison is available to answer any questions you have along the way.