



Morningside Mountain

Community Standard Specifications

1/20/21

Exterior

- Raised monolithic slab foundation
- ACME brick & painted hardiboard siding exterior
- Vinyl soffits & painted hardiboard porch beams & ceilings
- Premium Low E double insulated vinyl windows
- Maintenance free aluminum gutters and vinyl soffits
- Architectural shingles w/ 30-year warranty
- Blown cellulose R-30 attic insulation
- Carriage-style garage doors with decorative iron hinges
- Sentricon Termite System
- Covered front and rear porches
- Full irrigation system with dedicated 2nd water meter
- Fully sodded lots (up to 1,000 sq. yards) with (2) trees and abundant shrub package, and stone edging at plant beds
- Solid Mahogany front door

Kitchen/Breakfast Room

- Painted custom built cabinets with granite countertops, and undermount stainless steel sink (stained island per plan)
- Delta Linden faucet with pull-out spray hose in bronze or brushed nickel finish and disposal air switch
- Tile backsplash with under cabinet lighting
- Stainless steel appliances with a 36" gas cook top, vented built in hood, double wall oven, built in microwave, dishwasher and sink garbage disposal
- Solid Surface Shelving in Pantry

Master Bedroom/Bath

- Painted custom built cabinets with granite countertops and undermount vanity sinks in Master Bath
- Ceramic tile shower with recessed niche and 3/8" frameless glass shower door
- Freestanding soaking tub with ceramic tile surround on walls
- Delta Linden bath faucets in bronze or brushed nickel finish
- 8" wide spread vanity faucets
- Rubbermaid free-slide wire shelving in Master Closet

Main Living Areas

36-inch non-vented natural gas fireplace in Great Room with flush hearth and stacked stone surround.
Passive Radon System

Laundry Room and Other Baths

- Stained recessed cabinets with granite countertops in Baths 2 & 3
- Delta Linden bath faucets in Baths 2 & 3 in Bronze or Brushed Nickel.
- Painted custom built vanity cabinet with granite countertop and undermount sink in Powder Bath
- Delta Linden bath faucet in Powder Bath in bronze or brushed nickel finish
- 8" wide spread faucet in powder bath or bath 2

Flooring

- Level 2 hardwood flooring standard in Foyer, Dining Room, Study, Great Room, Kitchen/Breakfast Room/Pantry, Powder Bath, and Lower level halls per plan
- Level 2 carpet standard in Master Bedroom & Closet, all other bedrooms & closets, and Recreation Room
- Level 2 tile flooring in all Baths and Laundry Room

Interior Trim & Finishes

- Custom built staircase with oak treads, painted risers, and oak handrails (2 story homes only)
- 2-piece crown moulding in Foyer, Study, Dining Room, Great Room, Kitchen/Breakfast Room, and Master Bedroom
- 1-piece crown moulding in Lower Level Halls, Loft, Master Bedroom Trey and Master Bath
- 2-piece chairrail in Dining Room
- 1-3/8" Masonite interior doors
- 7-1/4" base moulding and 3-1/2" window & door casing
- Total of (3) decorative window pediments
- Total of (3) decorative door pediments
- Custom built and painted fireplace mantel
- Rounded sheetrock corners
- Sherwin Williams interior & exterior paint
- Door hardware in bronze or brushed nickel
- Lighting allowance of \$0.65/sqft heated to be selected from Richard's Lighting

Indoor Comforts

- Tankless Gas Water Heater
- Carrier 14-SEER Dual Fuel HVAC Systems (separate system on each level, Heat Pump only at 2nd floor if applicable)
- Networked CAT 6 and cable wiring to central HUB location
- One Wireless Smart Home Hub
- WIFI enabled Garage Door Openers