

Jewell Homes Model Inclusions

Foundation

- ◇ 9'tall x 10" thick steel reinforced poured concrete foundation
- ◇ Platon® waterproofing membrane on foundation
- ◇ 1-1/2" foam board insulation from footing to top of exterior wall
- ◇ Form-A-Drain™ drain tile system
- ◇ Minimum 12" stone back fill over footings
- ◇ 4" crushed stone fill at foundation floor
- ◇ 6 mm poly vapor barrier below basement floor
- ◇ 3" concrete basement floor with hand tooled expansion joints and fiber mesh
- ◇ Minimum 6" crushed stone fill at garage floor
- ◇ 4" concrete garage floor fiber mesh
- ◇ Concrete stoop and sill at front door

Framing

- ◇ 2x6 exterior walls, 16" on center
- ◇ Sill seal between foundation and home to prevent drafts
- ◇ 1/2' OSB wall sheathing
- ◇ Kiln dried SPF dimensional lumber
- ◇ House wrap Tyvek®
- ◇ 9' first floor ceilings per plan
- ◇ Coffered ceiling in master bedroom
- ◇ Arch detail on interior first floor per plan
- ◇ High performance 3/4" tongue and groove floor system nailed and glued
- ◇ Engineered steel beams and columns
- ◇ 11-7/8" minimum TGI engineered I-joist floor system

Roofing

- ◇ Owens coming® lifetime dimensional shingles with 15 lb. felt
- ◇ Engineered roof trusses 24" on center
- ◇ 1/2" OSB roof sheathing with hurricane clips at trusses
- ◇ Color matched valleys, flashing and gutter apron
- ◇ Ice and water shield at gutter line valleys and roof to wall
- ◇ Continuous ridge venting on home

Insulation

- ◇ R-50 fiberglass blown ceiling insulation
- ◇ R-38 batt insulation at cathedral and tray ceilings
- ◇ R-19 batt insulation at exterior walls
- ◇ Closed cell spray foam insulation at box sills
- ◇ 6 mm poly vapor barrier over insulation
- ◇ Fully weather stripped front entry and fire doors
- ◇ Garage insulated at firewalls
- ◇ Bottom plate caulked to floor
- ◇ All touching studs caulked

Garage

- ◇ 2-car or 3-car front entry or side entry garage (per plan)
- ◇ 1/2 horsepower belt drive garage door opener and outlet with two remotes and keyless entry pad
- ◇ 16' x 8" and 9' x 8" steel paneled double-sided insulated overhead garage door (per plan)
- ◇ Plastered drywall finish (ceiling & firewalls only)

Windows and exterior Door

- ◇ Andersen® 100 low maintenance single hung composite windows with Low-E insulated glass and Argon gas filled in white (includes screens) per plan
- ◇ Andersen® low maintenance sliding vinyl patio door with insulated Low-E glass and Argon glass filled in white (includes screen) per plan
- ◇ Simpson® or Therma Tru fiberglass entry door system with exterior and interior finish and optional side lights and transom per plan

HAVAC

- ◇ Lennox® 95%
- ◇ Lennox® 13 SEER air conditioning unit hanged to home
- ◇ Vision Pro® 4000 programmable digital thermostat
- ◇ High low air returns in all living areas
- ◇ Microwave, dryer and bathroom fans piped and vented to exterior

Fireplace

- ◇ Direct vent fireplace with blower
- ◇ Full shelf mantel
- ◇ Cultured stone, brick or ceramic tile from hearth to mantel, flush on floor or 12" raised hearth

Plumbing

- ◇ FlowGuard® CPVC waterlines
- ◇ PVC waste pipes, vents and soil stacks
- ◇ Two exterior frost proof hose bibs
- ◇ Sealed sump crock with 1/3 horsepower submersible pump
- ◇ RUUD® 50 gallon power vent water heater
- ◇ ISE badger 5-1/2 horsepower garbage disposal
- ◇ Gas or electric hook-up for range and dryer
- ◇ Aker fiber glass tub/shower modules in full and master bath
- ◇ Mansfield summit comfort height toilets
- ◇ Aker soaking tub per plan
- ◇ Mansfield 217 bathroom sinks
- ◇ Moen® EVA bath faucets in satin nickel or bronze finish (4" centers)
- ◇ Swanstone undermount kitchen sink
- ◇ Moen® Brantford kitchen sink faucet with pullout sprayer
- ◇ Water line to refrigerator
- ◇ Water shut-offs at each plumbing fixture
- ◇ Roughed-in plumbing for future full bath in lower level (drains and vents only) within 20' of sewer
- ◇ Rough in for water softener with valved loop and 3rd line to hose



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Electrical

- ◇ 200 amp electrical service with 40 circuit panel
- ◇ Toggle switches and electrical outlets per code
- ◇ 12 recessed lights and under cabinet halogen lights kitchen
- ◇ 2-Exterior weatherproof GFCI outlets
- ◇ Garage door opener outlets
- ◇ Front doorbell
- ◇ Hard wired carbon monoxide detector with battery back-up
- ◇ Hard wired smoke detectors with battery back-up
- ◇ Silent exhaust fans in all baths and vented to exterior
- ◇ 5 jacks, any combination of phone and cable
- ◇ 220v electric or gas outlet for range and dryer
- ◇ Wiring for ceiling lights/overhead fans at bedrooms

Drywall

- ◇ 1/2" drywall on all interior walls and ceilings
- ◇ 1/2" drywall on firewall and trussed areas
- ◇ Interior walls and ceilings have knockdown texture with primer and sprayed with one coat and one color
- ◇ Optional 4-color painting of interior walls

Closets

- ◇ Closet trim with wood melamine shelves and wood poles

Finish Flooring

- ◇ Ceramic tile flooring in master bath, main bath, laundry and tub deck (per plan)
- ◇ Carpeting in great room and all bedrooms with 6 lb. pad
- ◇ Hardwood flooring at entry, kitchen and dining area

Millwork and Doors

- ◇ 4-1/4" on-site finished maple base with shoe where applicable
- ◇ 3-1/4" on-site finished maple casing on doors and windows
- ◇ Stained 3-panel birch wood doors with stain nickel or oil rubbed bronze hinges

Hardware

- ◇ Schlage® interior and exterior door hardware (allowance)
- ◇ Cabinet pulls and knobs and other accessories (allowance)

Mirrors

- ◇ 1/4" glass mirror with polished edge at all vanities

Cabinets and Countertops

- ◇ Custom raised panel birch cabinets with custom staining
- ◇ Staggered 36" tall kitchen cabinets with crown molding
- ◇ Granite (mid-grade) kitchen countertops with standards edge
- ◇ Concealed hinges and softclose doors
- ◇ Full extension wood dovetailed softclose drawers in kitchen
- ◇ Tip-out storage tray in kitchen sink
- ◇ 4-Roll out shelves at lower kitchen cabinets
- ◇ Laminate bath and laundry countertops with standard edge
- ◇ 35" vanity cabinets at all baths
- ◇ Standard melamine box drawers in all baths and laundry

Appliances

- ◇ Built-in stainless steel microwave (allowance) per plan
- ◇ Built-in stainless steel dishwasher (allowance)

Exterior

- ◇ James Hardie® Colorplus® 6" cement board siding
- ◇ Cultured stone or brick per plan
- ◇ Aluminum fascia and soffits
- ◇ Seamless aluminum gutters and 4" downspouts
- ◇ James Hardie® comer, frieze and window trim
- ◇ James Hardie® window trim (per plan)

Site Maintenance and Cleaning

- ◇ Construction site clean-up and debris removal
- ◇ Professionally cleaned interior of home, including:
 - ◇ Vacuuming, dusting and window cleaning
- ◇ Dumpster on site (3)
- ◇ Port a john on site

Allowances

- ◇ Light fixtures \$2,100
- ◇ Carpeting \$28/yard
- ◇ Ceramic Tile \$12/sq.ft.
- ◇ Hardwood \$8/sq.ft.
- ◇ Laminate \$6/sq.ft.
- ◇ Cultured stone \$7/sq.ft.
- ◇ Appliances \$800
- ◇ Hardware \$1,600

All homes include a 10-years insurance backed warranty

*Standard inclusions are subject to change without *Rev. 5/2017

All dimensions are approximate, Builder has right to make changes. Features shown may not be included in price. ©2015 Jewell homes

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