



**PRODUCT SPECIFICATIONS—ESTATE SERIES**

**GENERAL SPECIFICATIONS**

1. HOUSE TYPES—ESTATE SERIES

	<b>SQUARE FEET</b>	<b>ROOMS</b>	<b>GARAGE</b>
Madison	3,230	4 Bedrooms 2 ½ Baths	2 Car Front Load
Emerson	3,280	4 Bedrooms 2 ½ Baths	2 Car Front Load
Kenbridge	3,590	4 Bedrooms 3 ½ Baths	2 Car Front Load
Foxridge	3,536	4 Bedrooms 3 ½ Baths	3 Car Side Load
Hawthorne	3,639	4 Bedrooms 3 ½ Baths	2 Car Side Load
Van Buren	3749	4 Bedrooms 3 ½ Baths	2 Car Front Load
Ashbrooke	4,287	4 Bedrooms 3 ½ Baths	2 Car Side Load
Westport II	4,553	4 Bedrooms 3 ½ Baths	2 Car Side Load
Eagles Nest	5,695	5 Bedrooms 4 ½ Baths	3 Car Side Load
Wellington	6,200	4 Bedrooms 3 ½ Baths	3 Car Side Load

2. ELEVATIONS, MATERIALS, AND EXTERIOR COLOR SELECTIONS

- A. Elevation per Plan with Siding Front and Front Brick Base/Water Table
- B. Optional Elevations Available
- C. Optional Brick and Stone Materials Available
- D. Purchasers color choice from Mitchell & Best pre-determined color schemes. Builder reserves the right to reject a selection if it would duplicate an already existing selection for an adjacent or nearby home. Color choice restrictions may exist for:
  - 1. Siding, Brick or Stone Colors
  - 2. Shutter, Exterior Trim, or Front Door Colors
  - 3. Roof Color
  - 4. All other exterior color choices
- E. See community specific attachments for any builder or developer dictated optional elevations or materials.



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3. GARAGE SITING AND SIZE

- A. Optional Two-Car Side-Load, Three-Car Side Load, and or Courtyard Garages available depending on site plan.

4. APPLICABLE BUILDING CODES

- A. All materials and specifications for a Mitchell & Best home comply with or exceed the requirements of:
  - 1. IRC---International Residential Code
  - 2. National Electric Code
  - 3. Applicable jurisdictional amendments to IRC
  - 4. IECC--International Energy Conservation Code

5. ARCHITECTS

- A. Hutchinson and Associates
- B. Sutton Yantis
- C. KTG

6. UTILITIES

- A. See Project Specific Attachments



## PRODUCT SPECIFICATIONS—ESTATE SERIES STRUCTURAL AND TRADE SPECIFICATIONS

### 7. 3060-FOUNDATION/POURED WALLS

- A. Concrete foundation wall formed and poured in place and designed to reach 3000 psi of strength or better after 28 days of curing.
- B. Foundation walls; nominal ten inch (10") inch thick by nominal nine foot (9'0") tall finished with brick pattern on sides and rear (per plan) and receive two coats of exterior paint per selected color scheme. Nominal average available finished ceiling height in optional basement finish areas – approximately eight foot nine inches (8'9"). UNOTEU: basement ceiling may be lower in certain areas as required by structural beam locations, HVAC service bulkheads or step down floor areas in rooms above.
- C. In ground basement egress code requirements will be satisfied with installation of pre-fabricated basement window system (e.g., Bowman Kemp).

### 8. 3140-CONCRETE SLABS/FLATWORK

- A. Basement floor is four inch (4") thick poured on top of a four inch (4") thick gravel subgrade, a layer of 4-mil polyethylene vapor barrier and reinforced with 6"x6" #10 welded wire steel mesh.
- B. Basement slabs with optional rear walkout conditions have 2" styrofoam (R-10) insulation under the slab along the rear wall.
- C. Garage floor is four inch (4") thick poured concrete with dropped weather lip beneath overhead garage door seal. Concrete is reinforced with 6"x6" #10 welded wire mesh. Pre-Engineered structural concrete slab with #4 steel re-bar reinforcing and monolithic grade beams where required by architectural plan and structural engineer.

### 9. 3130-WATERPROOFING AND DRAIN TILE

- A. Foundation wall areas below grade have waterproofing system applied. Waterproofing system has 10 year written warranty against water intrusion through foundation walls below grade.
- B. Foundations drainage system includes interior and exterior perforated drain tile. Interior drain tile terminates into a sump crock. Exterior drain pipe is surrounded with gravel and covered with filter cloth. Sump crock includes a pump which discharges water to exterior of home on a splash block and includes a radon vent pipe which terminates at the roofline.

### 10. 3120-SOIL TREATMENT/PEST CONTROL

- A. Perimeter of first floor walls is sprayed from the interior with *Bora Care* for termite protection.
- B. *Taexx* tubing system is installed within the interior walls of the house prior to house close-in and then treatment is applied by injection through a port or ports located outside of the home.

### 11. 3310-FRAMING MATERIALS AND CARPENTRY

- A. Framed floor system - closed web floor trusses; 2 5/16" top and bottom cord; 19.2" on center (per plan) maximum spacing.
- B. Decking (sub flooring) - 3/4" tongue and groove OSB (oriented strand board).
- C. Roof systems are engineered pre-fabricated roof trusses with field framed dimensional lumber where required per the architectural plans.



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- D. Roof sheathing - 7/16" thick OSB, clips placed at intermediate location between trusses.
- E. Exterior walls – SPF stud grade 2"x6" @ 24" on center spacing with single bottom and double top plate, window and door lintels of 2"x8" through 2"x12" and/or LVL engineered wood material per plan
- F. Exterior wall sheathing - 7/16" thick OSB.
- G. Tyvek fabric house wrap with 10 year warranty coverage by Dupont.

### 12. 3110-PLUMBING (GENERAL)

- A. Waste and vent pipes are schedule 40 PVC.
- B. Water supply lines are CPVC.
- C. One (1) 50 gallon Vertex gas water heater by A.O. Smith (or equal).
- D. Frost-free hose bibs are standard, two (2) per plan
- E. All sump pump discharge lines will be terminated onto splash blocks
- F. Laundry tub rough-in and fiberglass laundry tub/sink. (per plan).
- G. Water line box recessed into wall with flexible connecting tube for refrigerator
- H. 3-piece basement bath rough-in is standard.
- I. Radon vent pipe from sump crock to roof line
- J. Fire sprinkler system if required per county or jurisdiction code

### 13. HVAC (heating, venting and air conditioning)

- A. Two zone, forced air heating system and electric central air conditioning system. Equipment in lower level is Carrier/Bryant brand 90+ gas furnace. Second zone Carrier/Bryant electric heat pump system located in the attic or second floor closet space.
- B. Media Filter included for both heating and cooling zones.
- C. Carrier/Bryant 14SEER "Puron" system A/C compressor units located on living room side of home
- D. Equipment is of sufficient size to heat to 70 degrees F with an outside temperature of 0 degrees Fahrenheit
- E. Equipment is of sufficient size to cool to 78 degrees F with an outside temperature of 95 degrees Fahrenheit.
- F. Bath exhaust fans are installed and vented with metal piping which is terminated to an outside location.
- G. Master Bathroom has an additional ventilation fan which runs continuously at 40% velocity and will switch on at full speed when desired.
- H. Dryer vent tray is recessed into wall and vented to an outside location.
- I. Two programmable thermostats (one for each system) are standard.
- J. Make up air for all range hoods over 400 cfm.
- K. Individual return or transfer grills with sound baffles in all bedrooms.

### 14. 3340-ELECTRICAL

- A. All electric services are engineered at 400 Amp with the exception of the Madison and Emerson, which are 200 amp. Individual load calculations may vary per house plan and may only require 200Amp service.



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- B. All wiring, with the exception of service cable, is copper.
- C. Two (2) carbon monoxide detectors - one (1) in the basement and one (1) on the 2nd floor.
- D. One (1) hard-wired smoke detector on each floor, and one (1) in each bedroom.

### 15. 3343-LOW VOLTAGE ELECTRICAL AND SECURITY SYSTEM/3343-LOW VOLTAGE WIRING, MEDIA AND COMMUNICATION AND SECURITY SYSTEM

- A. Standard Family Safety/Security Package includes (1) key pad, (2) motion detectors, door contacts, control panel, flush mount siren, backup battery & power supply and First year basic monitoring FREE. The Security System is controlled by the Interlogix/GE Concord 4 control panel. The control panel is fully expandable to 96 zones with on board wireless capabilities. The ATP1000 alpha numeric keypad provides an easy to use interface to control the security system. The 6540UPI Motion Detector features selectable pet immunity with 40lb and 80lb settings. The motion detector uses passive infra-red lens and digital signal processing for a greater level of protection with false alarm immunity. The 6540UPI Motion Detector has up to a 40ft. range.
- B. Optional security system features and add-ons are available.
- C. A Structured Wiring Network Interface Panel is included to integrate Media and Communication needs. The panel is mounted in basement unfinished area (final location subject to Builders discretion and judgment), adjacent to electrical service breaker panel and shall have a standard electrical receptacle installed next to it.
- D. Two (2) RJ 45 telephone/data outlets are standard. Wiring to be Category 5, four (4) pair wire with RJ45 connector/ends, from network interface panel to purchaser specified locations. One (1) additional location to be specified if Basement Recreation Room option is selected.
- E. Four (4) Cable TV outlets are standard. Wiring is to be RG-6 coaxial cable with F connector from structured wiring panel to purchaser specified locations. One (1) additional location to be included, if the Basement Recreation Room option is selected.
- F. The Structured Wiring System provides reliable phone, cable, and networking service as all wiring is individually run to the Structured Wiring Panel in a “home run” configuration. The panel will accommodate up to (8) cable TV locations, (10) phone locations and will support an optional network module with (6) locations.
- G. Optional Low-Voltage Wiring, Media and Communication features are available.

### 16. 3350-FIREPLACES

- A. All homes (with the exception of the Madison and Emerson) include a 42" wide, energy efficient, gas direct vent fireplace in the family room with quarry-stone surround and a wood molding detail (per plan). *Except for the Kenbridge which has a 36" fireplace. The fireplace is optional in the Madison and Emerson.*
- B. Direct vent fireplaces have a fixed glass front and include a remote control.

### 17. 3260-STAIRS

- A. Main stairs from the 1st to 2nd floor in all house types have stained oak treads and risers with painted pine stringers. Main stairs to include main foyer stairs and stairs adjoined to them by a shared landing, per plan.



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- B. All main stair rails are oak, LJ brand #6010 type with painted poplar LJ #5015 balusters, LJ #4010 stained starter newel posts in the foyer and LJ #4010 intermediate newel posts. Except for the Westport II and the Madison which have painted poplar LJ #5060 1 ¼” square balusters, painted starting newel posts LJ #4091, and LJ #4075 intermediate painted newel posts.
- C. Rear stairs are pine tread and riser and pine stringer finished with carpet.
- D. Basement stairs are pine tread and riser and pine stringer finished with a coat of gray paint (field applied) *except in the Kenbridge, Foxridge, and Wellington which are carpeted because they are open.*

### 18. 3410-INSULATION

- A. All poured concrete basement walls in unfinished areas have (R-11) blanket insulation with a perforated facing.
- B. All exterior perimeter bandboards have (R-20) unfaced insulation.
- C. All 2x6 exterior framed walls have (R-20) kraft faced insulation. Garage walls which are not adjacent to living areas do not receive insulation.
- D. All accessible second floor ceiling areas will comply with 2012 energy code having R38 blown if heel height of roof truss allows or R49 blown if heel height does not allow for continuous R38.
- E. All inaccessible second floor ceiling areas have (R-49) kraft faced insulation.
- F. Ceilings of 1st floor unconditioned spaces (garages/porches) with living space above to have closed cell foam insulation in addition to R-49 batt insulation.
- G. Sound retention insulation (R-11) installed in the laundry room, powder room and master bathroom walls.
- H. Prior to kraft insulation being installed, all openings in the exterior walls are sealed with caulking, fiberglass insulation and an acrylic co-polymer foam, creating an air seal to reduce air drafts.
- I. Furnace closet spaces on the second floor will have R13 insulation in the walls.

### 19. 3415 – ENERGY STAR—VERSION 3.0

- A. Completion, Verification, and Certification of Thermal Enclosure Checklist requirements performed by independent, third-party verifier. Documentation of compliance provided by third party.
- B. Completion, Verification, Testing, and Certification of HVAC System Quality Installation Contractor Checklist requirements. Includes completion of design documentation prior to HVAC rough-in and completion of required testing documentation for every house at completion.
- C. Completion, Verification, Testing, and Certification of HVAC System Quality Installation Rater Checklist requirements. Includes third party verification of all HVAC sizing requirements on contractor’s checklist. Also includes third party verification of HVAC duct installation, insulation, and leakage. Includes third party verification of all ventilation requirements. Includes blower door test performed on every house at completion to verify thermal enclosure and ventilation requirements.
- D. Completion and Verification of Water Management Checklist requirements.

### 20. 3420-DRYWALL

- A. All drywall is ½” thick, except in the garage, where ⅝” drywall is required by code.
- B. All drywall is glued to framing members and mechanically fastened with nails and/or screws.



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- C. All drywall is finished with tape, block and skim coated and sanded.
- D. Garages - drywall installed over framed walls only, finished with tape, block and skim coated and sanded.



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**EXTERIOR FEATURE SPECIFICATIONS**

21. 3170-WINDOWS AND EXTERIOR DOORS

- A. Window units are JeldWen brand, Brickmould collection, vinyl windows. Operable windows, per plan, are single hung with tilt out lower sashes. All windows have insulating low E (low-emittance) glass. *Except the Hawthorne elevation C is Jeld Wen Builders Series Vinyl.*
- B. Muntin grille patterns per elevation. Windows with muntins have contoured grilles between glass. (Front elevation window grille patterns will be used on sides and rear as well, even if not shown on plans.)
- C. Windows and any sliding glass doors include fiberglass charcoal screens with white frames.
- D. Front entry doors - Thermatru brand or equal, smooth fiberglass, receives two (2) coats of paint (per selected color scheme), double bored for a Schlage brand handle set and deadbolt and have a bronze colored door sill. Doors are styled and sized per the architectural plans unless otherwise noted in the Elevation descriptions.
- E. All exterior doors with glass, sidelites, and transoms will have insulating low E (low-emittance) glass.
- F. All secondary exterior swing doors are insulated steel with muntin grilles between the glass (if applicable) except in the cases where the secondary doors are part of the front elevation(whether as standard or part of an option) where they should be simulated true divided lite, and will receive two (2) coats of trim paint (per selected color scheme. All doors are double bored for a knob set and deadbolt. NOTE: Door from garage to house does not get a deadbolt.
- G. Any standard or optional, partial or full glass Front Entrance door will be simulated true divided light and painted to match the exterior door color. Sidelites and transoms should be simulated true divided lite as well and are painted to match the trim color.

22. 3430-GARAGE DOORS

- A. All garage doors are triple construction, polyurethane insulated heavy gauge steel panels (no glass inserts) with an R-Value of 8. Windows and decorative hardware are optional.
- B. All hardware and tracks are made of galvanized steel.
- C. Exteriors of garage doors are per the selected color scheme.
- D. Garage doors, sized per the architectural plans
- E. All garages doors are standard equipped with automatic door openers, 2 remote controls and a keypad.

23. 3150-MASONRY—BRICK

- A. Standard brick base to 1st floor level with rowlock cap on front of house and front elevation of garage (per plan).
- B. All brick are oversize, extruded.
- C. Brick are laid in a typical running bond, mortar joints finished utilizing a “tooled” joint with “weep” holes installed in lower courses.

24. 3360-ROOFING

- A. GAF brand “Timberline” architectural grade 30 year shingle





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- B. Ridge vent is the standard venting method.
- C. All exposed flashing is aluminum and matched the selected color scheme.
- D. Ice shield and water shield is installed at front and rear eaves, roof valleys and where roof abuts a vertical surface. This reduces the risks of damage from ice damming.
- E. Front bay windows and porch roofs - standing seam metal (per plan).
- F. Front porticos with flat roofs will have rubber membrane roofing.
- G. All metal standing seam porch roofs will have snow guards.

### **25. 3160-EXTERIOR MILLWORK AND TRIM**

- A. Cornice at the front elevation and two foot (2'-0") return on sides (per plan) is exterior composite trim.
- B. Aluminum clad 2x6 trim on side gables and frieze, side and rear soffit.
- C. All exterior trim below cornice, including corner boards, skirt boards, bay and feature windows, is PVC material.
- D. Porch ceiling material is white beaded vinyl similar to side and rear soffit material.

### **26. 3450-SIDING AND SHUTTERS**

- A. CertainTeed brand 6 1/2" "Carolina Beaded" vinyl siding on front elevation above brick base, sides and rear elevations above brick pattern poured concrete, per plan
- B. Aluminum clad 2x6 trim on side gables and frieze, side and rear soffit.
- C. Raised panel, slatted or arched design shutters attached adjacent to windows as per architectural plans

### **27. 3470-GUTTERS AND DOWNSPOUTS**

- A. Gutters - 5" O. G. style, .032-gauge seamless aluminum, rectangular aluminum .020 gauge downspouts.
- B. Gutters and downspouts have a baked-on finish per selected color scheme
- C. All downspouts will be terminated onto composite splash block.

### **28. 3530-EXTERIOR PAINT**

- A. Paint is McCormick 100% latex low sheen house paint, per selected color scheme.
- B. Painted surfaces receive two coats of field applied paint, per selected color scheme, over the factory applied primer. Exposed foundation - two coats of exterior paint, per selected color scheme.
- C. Exterior of garage doors are per the selected color scheme.
- D. Porch and deck railings if required by code will be painted to match the trim.



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**INTERIOR FEATURE SPECIFICATIONS**

29. 3110-PLUMBING FIXTURES

- A. Master Bath fixtures and faucets (Polished chrome fixtures and faucets package):
1. Soaking Tub - Kohler 7242 oval #K-1132 white
  2. Toilet - Kohler “Kelston”, #K-3755 elongated front, white, comfort height.
  3. Tub faucet - Kohler “Devonshire” #T398-4-CP tub filler in Polished Chrome.
  4. Sink faucets – two (2) widespread Kohler “Devonshire” #394-4-CP in Polished Chrome.
  5. Shower faucet - Kohler “Devonshire” #T396-4-CP in Polished Chrome.
  6. Shower base is ceramic tile.
- B. All secondary baths:
1. Tub/shower faucets - Kohler “Devonshire” #T395-4S-CP in polished chrome.
  2. Sink faucets - “Devonshire”, model #393-4-CP, in polished chrome.
  3. Tub/Shower - Sterling Performa Tub #71041110-0, white.
  4. Toilets - Kohler “Kelston”, #K-3755 elongated front, white, comfort height.
- C. 1<sup>st</sup> Floor Powder Room:
1. Powder Room vanity cabinet or pedestal sink, Kohler “Devonshire” #K2286-8, is standard per plan.
  2. Toilet - Kohler “Kelston”, #K-3755 elongated front, white, comfort height.
  3. Sink faucet – widespread Kohler “Devonshire” #394-4-CP in Polished Chrome.
- D. Kitchen:
1. Kitchen faucet - Kohler “Coralais” model #15160-L-CP in polished chrome with pullout spray.
  2. Disposal - In-Sinkerator brand “Badger5” -½ horsepower motor. *NOTE: Only included in communities with public water and sewer. NOT included for communities with well and septic service.*
- E. Laundry room
1. Laundry Sink - Freestanding 17”x20” composite material, per plan
  2. Sink faucet - Kohler K-11935U chrome faucet.
  3. Optional laundry rooms and options available with #995 Sterling Latitude built-in 25”x22” Utility Sink of composite material with Kohler K-15175-4 polished chrome single hole laundry sink faucet.

30. 3340-ELECTRICAL FIXTURES

- A. All switches are Leviton brand quiet type toggle or approved equal.
- B. Exterior lighting – Progress Lighting brand:
1. Front entry lights and garage exterior lanterns - #P5923-108 Prestwick Series in Oil Rubbed Bronze except houses or elevations with porticos, which have recessed light(s) and the Wellington and F Elevation of the Westport II that have hanging lights #P5584-108.
  2. Secondary entrance door lanterns - # P5920-108 Prestwick Series in Oil Rubbed Bronze. Lantern at garage door - #P5923-108 in Oil Rubbed Bronze.



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- C. Interior light fixtures – Progress Lighting brand:
1. Foyer – Two story - #P4121-86 Savannah Series in Burnished Chestnut – All houses except the Wellington which requires a single story foyer #P3543-86 (Burnished Chestnut) and a two story P4121-86 (Burnished Chestnut) over the stairwell.
  2. Formal Dining room- #P4010-86\* Savannah Series in Burnished Chestnut. Except the Wellington which has #P4121-86 (9-light chandelier)
  3. Family Dining Room – Wellington – #P4010-86\* Savannah Series 5-light chandelier in Burnished Chestnut.
  4. Powder Room - #P3162-15 Madison Series in Polished Chrome Except the Eagles Nest which will have two single arm sconces #P3204-86 Savannah Series wall mounted on either side of the mirror in Burnished Chestnut.
  5. Master bathroom – #P3163-15 3-light Madison Series in Polished Chrome -- one over each bowl.
  6. Secondary bathrooms – #P3162-15 Madison Series in Polished Chrome– one over each bowl.
  7. Optional Basement Bathrooms – #P3162-15 Madison Series in Polished Chrome.
  8. Laundry & walk-in closets – #P3410-30 (white-2 bulb) surface mounted fixture.
  9. Kitchen – optional under cabinet lighting available. *\*Note\*: the distance from the floor to the bottom of the fixture will be approximately 66”*
- D. Recessed lighting
1. #P87-AT housing with the following trim (locations per electrical plan):
    - a. Interior – Trim #P8075-28.
    - b. Exterior and above Showers & Tubs – Trim #P8072WL-28
  2. Family room fireplace (per plan) – trim #P8076-28 (eyeball).
- E. Bath Fans
1. Master Bath Toilet Rooms and Powder Rooms – One Fan/Light Combo – NuTone 744FLNT on a single switch.
  2. Secondary Bathrooms – One Fan/Light Combo -- NuTone 744FLNT either over the tub or just outside the tub, with 2 switches – one for the light and one for the fan.
  3. Master Bath Room—Additional Ventilation Fan—Broan SSQTXE110 for improved ventilation.
- F. Garage, attic and unfinished basement interior lights
1. Porcelain based switched bulbs.
- G. CFL Light Bulbs
1. All bulbs in all interior fixtures (with the exception of the candelabra fixtures) should be soft white CFL. Open recessed trims should have the equivalent of 65 watts. Closet fixtures, vanity fixtures, garage, and keyless fixtures should be equivalent to a 60 watt bulb.

### 31. 3165-MILLWORK-INTERIOR DOORS AND TRIM

- A. Window and door trim - 3 ½” Adams casing.
- B. Interior doors - 6-panel, smooth skin hollow core with wood jambs. Closet door units include bullet catches with dummy style knobs (per plan). Master bathroom double doors will have a T-astragal and a privacy lock set. Interior doors include brushed nickel hinges.
- C. Three (3)-piece crown molding included in living room, dining room, foyer and second floor hall – (WM50) 3 ⅝" crown, (WM624) 3" base, and (WM167) ⅝” x 1 ⅝” ogee .



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- D. Two (2) piece crown molding included in library/study (per plan) - (WM50) 3 5/8" crown, (WM624) 3" base
- E. Base board molding - 5" (WM618).
- F. Shoe molding – (WM 131) pine scotia. Hardwood and tile areas have painted wood base and shoe molding
- G. Two (2)-piece chair rail included in foyer dining room and main stair - 4" double beaded mullion backer (WM955) with (WM302) chair rail. Panel molding frames are applied below the chair rail.
- H. Doors/Arched opening to the library/study per plan.

### 32. 3530-INTERIOR PAINT

- A. Ceiling and wall paint is McCormick latex flat (color: Cool Platinum 05).
- B. Trim color is McCormick latex semi-gloss in (color: Super White 100).
- C. Interior painted surfaces receive two coats of paint.
- D. Chair rail in foyer, dining room, and main stairs is painted with semi-gloss (color: Super White 100) from top of chair rail to bottom of baseboard/shoe molding.
- E. 3-piece crown is painted with semi-gloss (color: Super White 100) - bottom of ogee to top of crown molding.
- F. 2-piece crown is painted with semi-gloss (color: Super White 100) - bottom of base to top of crown molding.

### 33. 3520-CERAMIC TILE

- A. Standard ceramic tile is 6" x 6" white with white grout or almond with bone grout.
- B. Bright glazed tile will be used for wall applications and matte glazed tile will be used for floors.
- C. All tile is installed over an underlayment (furnished and installed by the tile contractor). The bathrooms will be installed over cement board and public areas will be installed over plywood.
- D. Master Bath (bath #1):
  - 1. White or Almond 12" x 12" floor tile and 8" x 10" wall tile, laid in a stack pattern.
  - 2. Shower wall tile installed to 7'-0" above the floor and includes 2 rows of matching listello and a corner soap/shampoo shelf.
  - 3. Shower floor is 2" x 2" tiles.
  - 4. Soaking tub decks are finished with cement board (furnished and installed by tile contractor)
  - 5. Soaking tub decks have tile installed on sides and top. Wall tile at the tub deck consists of one course above the top of the deck and a row of listello tile.
  - 6. Optional tile styles and colors available – most include a decorative listello.
- E. All secondary baths:
  - 1. White or Almond 6" x 6" floor and wall tile.
  - 2. Tub/shower wall tile is installed to a height of 6'-0" above the floor and includes a soap dish.
  - 3. Optional tile styles and colors available – most include a decorative listello.
  - 4. Soap dish is deleted and corner soap/shampoo shelf included if upgraded tile is purchased.
- F. Powder Room and Laundry Room
  - 1. 12" x 12" ceramic floor tile (Vesuvio in 3 optional colors.)
- G. All tile areas include painted wood base and shoe mould.
- H. 3" wide marble sill is installed at each door opening transitioning from tile.



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### I. Kitchen

1. Optional tiled backsplash styles, patterns and colors available upon request.

### 34. 3540-3550—KITCHEN CABINETS AND BATH VANITIES

- A. Kitchen Cabinets, Bath Vanities and Powder Room Cabinet (per plan), Butler's Pantry cabinets (per plan) – Aristokraft.
  1. Wood Species—Stained Cherry or Maple, Painted Birch, Stained Rustic Birch or Thermafoil as standard
  2. Door Styles--Multiple standard and optional door styles available (there are 5 upgrade levels above the standard in Aristokraft and Homecrest).
  3. Colors--Multiple standard and optional door colors and glazings available
  4. Overlay--Standard and full overlay available depending on door style
- B. Matching cabinet panel beside kitchen refrigerator.
- C. Kitchen cabinets --2 sliding shelves in most base cabinets, tilt-out tray at the sink, double trash pull out cabinet.
- D. Bath vanities - 34 ½" high.
- E. Detached matching toe-kick in lieu of shoe mold.
- F. *Optional* Laundry room cabinets, desk units, commuter stations, cubbies (per plan)—Aristokraft.

### 35. 3560—KITCHEN COUNTERTOPS

- A. Level I granite with standard ¼ round over edge. 4" back and side splashes where needed. 10" overhang on granite where applicable. Includes standard Butler's Pantry (per plan).
- B. Under mount stainless steel kitchen sink Sterling by Kohler "McAllister" model #11600

### 36. 3610-VANITY COUNTERTOPS

- A. Powder room (per plan)—Level I granite with ¼ round over edge with Kohler Caxton 2210 under mount sink.
- B. Master bath - cultured marble top pre-drilled for 8" spread.
- C. Secondary baths - cultured marble top pre-drilled for 4" spread faucets, back and side splashes where needed.
- D. Optional upgraded cultured marble, granite and marble vanity countertops available upon request.

### 37. 3620-APPLIANCES

- A. Refrigerator - KitchenAid #KSF26C4XYY (stainless steel with grey cabinet) – 26 cu. ft., with AquaSense filtered water and ice dispenser in the door, 34 1/8" deep x 35 7/16" wide x 69 ¼" high
- B. Cook Top—KitchenAid #KCGS356ESS (stainless steel)—36" wide, five burners, gas cooktop.
- C. Microwave/Oven Combination – KitchenAid #KEMS309BSS—30" wide
- D. Ventilation Hood Above Cooktop – KitchenAid #KXU4236YSS (stainless steel) -- 36" wide, 600 CFM motor with 6" round duct vented to the outside and 3 halogen lights.
- E. Dishwasher - KitchenAid KDTE304DSS (stainless steel)



## PRODUCT SPECIFICATIONS—ESTATE SERIES

### 38. 3510-HARDWOOD FLOORS

- A. Bruce Manchester ¾" x 2 ¼" prefinished solid oak in foyer, kitchen and family dining area, family entrance, living room and dining room. May be included in other first floor open areas where floor/room break is not clearly defined.
- B. Finished with multiple coats of factory applied polyurethane finish over premium hardwood for enhanced wear resistance and stain protection.
- C. All hardwood flooring is installed over a felt paper vapor barrier.
- D. 20 Year Warranty

### 39. 3730-CARPET

- A. Shaw- Home Foundations brand "Baseline" in study, family room, 2nd floor hallways, bedrooms and sitting rooms (per plan)
  - 1. Includes rear stairs to the 2<sup>nd</sup> floor in the Eagles Nest, Wellington and Westport II
  - 2. Includes Internet Zone in the Eagles Nest
- B. Carpet padding is Leggett and Platt recyclable 7/16" "Crushguard".
- C. Features of carpet include N6 recyclable nylon, stain safety, anti-static protection and FHA approval.
- D. 10 year manufacturers limited warranty

### 40. 3710-BATH ACCESSORIES

- A. 1st Floor Powder Room (purchaser may select brushed nickel or polished chrome fixtures and faucets package):
  - 1. American Pride brand "Middlesix" #954129WB, framed mirror with a silver wash finish
  - 2. Kohler "Devonshire" towel ring #K-10557 CP and paper holder #K-10554 CP, polished chrome finish.
- B. Master Bathroom Bath #1:
  - 1. 42" high plate mirror with pencil edge finish over each vanity sink. **NOTE EXCEPTION:** Madison includes 36" high plate mirror with pencil edge finish over each vanity sink.
  - 2. Kohler "Devonshire" towel bar #K-10551 CP and paper holder # K-10554 CP, Polished Chrome finish.
  - 3. 3/16", clear glass shower enclosure with low profile aluminum frame. Polished Chrome to match selected fixtures.
  - 4. Recessed medicine cabinet per plan (R.O. 14" x 18"). **NOTE EXCEPTION: Madison and Kenbridge plans do not include medicine cabinets. Must be purchased.**
- C. Secondary Bathrooms:
  - 1. 42" high plate mirror with pencil edge finish.
  - 2. Kohler "Devonshire" towel bar #K-10551 CP and paper holder # K-10554 CP, polished chrome finish.
  - 3. Recessed medicine cabinet per plan (R.O. 14" x 18").



**PRODUCT SPECIFICATIONS—ESTATE SERIES**

41. 3660-FINISH HARDWARE

- A. Front entry door - Schlage brand “Plymouth” handle set and B series BR360 single cylinder dead bolt in an antique pewter finish.
- B. Secondary exterior doors - Schlage brand F series “Accent” lever handle X locks and B series BR360 single cylinder dead bolt in an antique pewter finish. NOTE door from garage to house does not get a deadbolt.
- C. Bedroom and bathroom doors - Schlage brand “Accent” lever handle privacy locks in a satin nickel finish
- D. Interior hinged doors - Schlage brand “Accent” lever handle passage set in a satin nickel finish.
- E. Interior hinged doors with ball catches - Schlage brand “Accent” lever handle dummy sets in a satin nickel finish.
- F. All doors include either Ives brand #70A3 hinge pin stops or #060F3 3” base board spring stop.
- G. Shelving for all closets and pantries - wire with embossed white finish.



*Mitchell & Best*<sup>SM</sup>

**PRODUCT SPECIFICATIONS—ESTATE SERIES**

Natural materials such as wood, stone, granite, marble and brick are subject to variations in color, pattern and texture.

In the event that a particular model number changes or becomes discontinued by the manufacturer, Mitchell & Best reserves the right to substitute a model of equal quality without prior notification to the purchaser.

Dimensions noted in materials described are approximate and may vary depending on manufacturers or supplier chosen by Mitchell & Best.

Lot \_\_\_\_\_ Block \_\_\_\_\_ Model \_\_\_\_\_

\_\_\_\_\_  
Purchaser Date

\_\_\_\_\_  
Purchaser Date

\_\_\_\_\_  
Seller's Authorized Representative Date