

Plans/Drawings

- Blueprints Included
- Your Lot Or Ours
- Changes Are Almost Unlimited
- Custom Designed Floor Plans

Footer/Foundation

- 18" x 8" With 2 Rows Of 1/2" Rebar
- French Drain Installed With Stone Backfill & Filter Fabric
- Foundation Consists Of 9' High x 10" Wide Poured Foundation Wall With Both Horizontal & Vertical Steel Reinforcements On All 4 Sides; Crawl Space Walls = 4' Tall
- Foundation Damp Proofing
- Stone & Dirt Backfill On Foundation Walls

Concrete

- Concrete Driveway, Front Porch, 42" Front Sidewalk
- Driveways 4" Thick
- Sidewalks 4" Thick
- Sealing Of Driveway & Garage
- Basement Floor 4" Thick With Poly Film (Vapor Barrier)

Framing

- All Walls 16" O.C.
- 3/4" Tongue & Groove Subflooring

- 1 - 6' French Door Or 2 Double Hung Windows For Basement Based On Grade
- Electric/Phone Cable Ran To The House
- Underground Downspouts

- 2" x 6" Exterior Walls
- 9' First Floor Walls
- Engineered Floor Systems With Uniform & Consistent Floor Joists That Resist Bowing & Shrinking; Available In Long Lengths For A More Open Floor Plan
- Tray Ceiling In The Master Bedroom & Cathedral Ceilings Installed (As Per Plans)
- 3 Window Colors & Multiple Grille Patterns To Choose From
- Energy Star Rated All Vinyl Ply Gem Double Hung Windows Featuring Tilt-To-Clean, Full Screens, & Grilles
- Therma-Tru Fiberglass Entry System With Glass Sidelights Including 6 Stain Finishes & Multiple Styles

- Air Seal
- All Windows & Doors Will Be Sealed With Low Expansion Foam
- R21 Batt Insulation
- Insulation Specs Are Significantly Increased To Comply With Modern Standards
- 1 Insulated Attic Access
- R38 Insulation On Attic Floor
- 1/2" Drywall Interior With Smooth Walls & Choice Of Either Knockdown Texture Or Smooth Finish On Ceilings
- Bullnose Drywall Corners
- 6' French Door In The Rear Of The House With Grilles Or Blinds Between The Glass

Exterior

- Insulated Garage Doors By Clopay Gallery Series

- Stone, Brick, And/Or Hardie Or Vinyl Siding; Vinyl = GP D4/DL Horizontal Shadow Ridge
- Wide Variety Of Stone Selections
- Owens-Corning Architectural Dimensional Lifetime Shingles With Variety Of Color Selections
- Seamless Aluminum Gutters, Downspouts, & Fascia; Vinyl Soffit
- Roof Is Covered With 30# Felt
- Ice & Water Shield Is Used On All Eaves & Valleys
- Roof Overhangs & Shingled Returns
- Center Vent Soffit In Attic For Ventilation
- 12' x 16' Concrete Patio Or Treated Wood Deck

- Disturbed Areas Will Be Seed & Straw

Electrical

- Custom Electrical Walk-Through With Electrician
- 200 Main Amp Electric Service
- Electric Hook-Ups For Stove & Dryer
- 240 Volt A/C Circuit
- Dishwasher Circuit
- Disposal Circuit With Switch
- Recessed Light Fixtures As Per Plan
- LED Bulbs In Ceilings Above 12'
- 10 Cable TV Outlets Using RG6 Cable For High-Speed Internet Connections In Customer Locations

- *Front Entry Doorbell*
- *Paddle Fans Included Assembled & Installed In All Bedrooms*
- *3 Telephone Outlets Using CAT5E Wire*
- *Smoke Detectors On Every Level & Every Bedroom*
- *One Carbon Monoxide Detector Per Floor*
- *Overhead Lights In All Rooms & Hallways*
- *Bathroom Exhaust Fans; GFI Outlets To Code*
- *Light Included For Each Exterior Door*
- *Exterior Lights Installed As Per Plan*
- *Quiet Belt Drive Garage Door Openers Installed With Sensors, Key Pad, & 2 Remotes*

- *Weatherproof Outside Receptacles Per Code*
- *Project Suitable Lighting Allowances*
- *LED Under Cabinet Lighting*

Plumbing/ Kitchens & Baths

- *3 Hose Bibs*
- *PEX Water Lines*
- *2 - 50 Gallon High Efficiency Electric Hot Water Tanks With Circulation Pump; Patio Homes = 1 - 50 Gallon High Efficiency Electric Hot Water Tank*
- *Floor Drain At Hot Water Tank*
- *Washing Machine Drain Built Into The Wall*
- *Rough-In Plumbing For Future Basement Powder Room Or Full Bathroom*

- *Laundry Tub With Faucet As Per Plan*
- *Water Line For Dishwasher & Refrigerator*
- *Separate Tub & Shower In Master Bathroom With Custom Glass Shower Door; Patio Homes = Shower In Master Bathroom With Custom Glass Shower Door*
- *White Aker Jet Tub 5' Or 6' As Per Plan Included With Ceramic Tile Surround*
- *All Champion Pro White Toilets Are Elongated & Comfort Height Including Soft-Close Seat & Lid*
- *Gas & Electric Hook Ups For Stove*
- *Granite Or Quartz Kitchen Countertops*
- *Granite Or Quartz Bathroom Vanity Tops*

- Delta Faucets
- Stainless Steel Undermount Sink With Upgraded Faucet In Kitchen
- Stainless Steel Appliances
- Project Suitable Plumbing Allowances
- Custom Cut Mirrors Installed Above Vanities In All Bathrooms
- Custom Designed Kitchen With Kitchen Designer
- Timberlake Kitchen Cabinets With Hidden Hinges, Dovetail Drawer Connections, & Soft-Close Doors & Drawers

HVAC

- Lennox 95% High Efficiency Forced Air Gas Furnace & Whole House Air Conditioning
- Metal Ductwork In Basement With Sealed Seams

- Returns Throughout The House

Interior Trim

- 11 Styles Of Doors With Oil-Rubbed Bronze Or Satin Nickel Knobs & Hinges
- Solid Core Doors In Bedrooms & Bathrooms
- Custom Stained Wood Railings With Standard Iron Spindles
- Gas Fireplace Surrounded With Stone From Floor To Ceiling; Includes A Custom-Built Wood Mantel; Hearth Flush With Floor
- Hardwood Flooring In Foyer, Great Room, Dining Room, Kitchen, & Breakfast Nook
- Ceramic Tile In All Bathrooms, Laundry Rooms, & Mud Rooms
- Carpet In All Bedrooms, Stairs, & Study
- 1/4" Hardie Underlayment For Ceramic Tile Embedded In Thinset & Screwed Down
- Windows & Doors Trimmed With 3 1/4" Picture Frame Casing Model WM445
- Primed MDF 5 1/4" Baseboards Model WM163E; Base Shoe Moulding Installed In Hardwood Areas
- Drywall Finished In Garage With 2 Coats Of White Flat Paint
- 1 Coat Of Primer + 2 Coats Of Quality Eggshell Finish Sherwin Williams ProMar 200 Zero VOC Paint On Walls; Trim Is Sherwin Williams SuperPaint Semi-Gloss White

- 2 Coats Of Master Hide White Paint On Ceilings
- 2 Coats Of Master Hide White Paint In All Closets; Master Suite Closet To Be Painted As All Other Walls

Customize It!

- Select Shingle Color From Owens-Corning Architectural Dimensional Lifetime Collection
- Select Lighting & Plumbing Fixtures
- Select Flooring With The Help Of A Kisamore Enterprises Associate
- Choose From Numerous Cabinets Of Top Styles & Colors

- View The Finalized Kitchen Design On A Dimensional Drawing Before Ordering
- Finalize Stair & Railing Choices With A Kisamore Enterprises Associate
- A Trim & Paint Meeting Is Available For Decorating Ideas
- Many Low Voltage Options Are Available Such As Home Theaters & Whole House NUVO Audio Systems

Special Services Available

- Home Plan Designs Can Be Chosen From Any Architect You Prefer, Or Sit Down With A Kisamore Enterprises Associate To Help You Find Your Dream Home

- A Scheduled Meeting With Our Electrician To Help In Your Electrical Planning
- Review The Window Order Before It Is Purchased
- A Scheduled Meeting With Our Project Manager Before Construction Of Decks, Driveways, & Walkways
- Custom Trim Work Available
- Make Any Modifications To Your Therma-Tru Front Entry Door
- Complimentary One Year Paint & Drywall Touch Up After Occupancy
- Temporary Utilities Will Be Paid By Contractor In Most Cases