

## Community Luxury Inclusions

### Kendall Place

#### Customer Driven Assurance

- North Shore Builders 1-2-10 Limited/Transferable Warranty
- Buyer Orientation Program
  - Pre-Construction Orientation
  - Pre-Drywall Orientation
  - Pre-Closing Orientation
  - 60 Day & 11 Month Warranty Review

#### Foundation & Garage

- Full Basement (approx. 9' depth)
- 10-Year Guarantee Dry Basement
- 2 Sump Pump crocks w/battery backup
- Interior and Exterior Drain Tile
- Garage w/pull-down stairs to storage space per plan
- Two Car Garage
- Wood Panel overhead garage door w/opener & keypad

#### Framing, Insulation, Roofing & Exteriors

- Architectural Roof Shingles
- Natural Rough Sawn Cedar Siding
- Brick, Stone, Stucco Front Exterior per plan
- Engineered "I Joist" Floor Systems
- 23/32" Wood Subfloors secured w/Glue & Ring Shank Nails
- Drywall attached w/Glue and Screws
- Dow Weathermate House wrap over R5 1" thick wall sheathing
- Energy heel truss system
- Ridge Vent w/External Baffles for better Attic Ventilation
- Wood Soffit and Fascia
- 5" Seamless Aluminum Gutter Systems
- 8' wood 3-point lock wood Entry Door w/Side-lights per plan
- Ice and Water Shield at Roof Perimeter and Valleys
- R-49 Ceiling Insulation, R-21 Wall Insulation
- Sod in Front, Side, Rear Yards w/foundation plantings
- Cedar Decking & Rails
- 6' tall Cedar Shadow Box fence w/square tops & 1 gate
- Brick Paver entry walk

- Vertical Black Mailbox secured to home

#### Kitchen

- **Merillat Masterpiece** Cabinets w/42" Upper Cabinets w/Crown Mold, Light Rail & Deluxe Base bins/dividers
- **GE Monogram** 36" Stainless Steel Dual Fuel Gas Range
- **GE Monogram** Energy Star Dishwasher
- **GE Monogram** Wall Oven & Warming Drawer
- **GE Monogram** Microwave
- **Braun** Range Hood Vented to Exterior
- **GE Profile** 48" Refrigerator
- Ceramic Subway Tile Backsplash
- Granite Countertops
- Stainless Steel 8" Double Bowl Undermount Sink
- Under Cabinet Lighting
- ¼ HP Garbage Disposal
- Pantry
- Cabinet Hardware

#### Bathrooms & Laundry

- **Merillat Masterpiece** Cabinets w/drawers in Full Baths
- Raised Vanities in all Bathrooms
- Tile Base Master Shower
- Oversize Bathroom Mirrors w/wood frame in Master Only
- Granite Countertops w/3" backsplash
- Laundry Room Base & Upper Cabinets w/Crown Mold

#### Interior Finishes

- 10' First Floor Ceiling Height
- 9' Second Floor Ceiling Height
- **Heatilator** 42" Fireplace w/Painted Mantle & Granite Surround in Family Room
- Raised Panel Solid Core Interior Doors 8' 1st flr, 7' 2nd flr
- **Schlage** Satin Nickel knobs on interior doors
- **Sherwin Williams** interior paint (choice of one color)
- 7" Baseboard w/3 ½" Casing per plan
- Wood Stair Treads with Painted Risers and Decorative Railings
- Mudroom Locker Built-ins

#### Electrical

- 200 AMP Service
- Connected Home Package (see sales counselor for details)
- Security System Rough-in

- Passive Radon Vent System
- Exterior Garage Coach Lights
- Two Water Proof GFI's on the Exterior per Plan
- Interconnected Smoke Detectors w/Battery Back-Up
- Two Programmable Thermostat, Humidistat, laundry room fans and bath fans w/timers
- Recessed Can Lighting Package per plan
- Brushed Nickel Interior Light Fixture Package

#### Plumbing

- Two Frost Free Hose Bibs per plan
- Irrigation System Rough-in
- Basement Wet Bar Rough-in
- **Kohler Memoirs** Elongated Comfort Height Commodes
- **Moen Arbor** Chrome Faucets w/matching accessories
- **Kohler Memoirs** Pedestal Sink in Powder Room (per plan)
- **Kohler** Acrylic Soaking Tub in Master
- White Porcelain Tub/ Acrylic Shower base in Secondary Bath per plan

#### Flooring

- 3 ¼" x ¾" Plank Red Oak Hardwoods First Floor & Second Floor Hallway & Landings
- Wall to Wall Stain Resistant Carpet over 8lb pad
- Tile Allowance for Tile/Granite/Marble areas
- Stained Oak Tread Stairs w/ Site Prefinished Wood Spindles (Carpeted Basement Stairs)

#### Quality Construction

- **Anderson 400** Insulated "Low-E" Energy Star Windows
- Energy Star compliance verified by a 3<sup>rd</sup> Party to achieve a maximum HERS index of 70
- **Lennox** 96% High Efficiency Furnace w/Fresh-air intake and MERV10 Air Cleaner
- Sealed Individual supply and return air ducts in all bedrooms
- **Lennox** 14-SEER Air Conditioning
- Dual Zone System w/electronic dampers
- Two **Bradford White** Power-vent 50-Gallon Water Heaters w/recirculating pump
- Whole House Surge Protector