



Popular Upgraded Features

Foundation & Concrete

- ☐ Raised Slab Foundation w/ concrete porches
- ☐ Brick Veneer Foundation Walls
- ☐ Stucco Foundation Walls
- ☐ Concrete Parking Pad Extension
- ☐ Drive Under Foundation
- ☐ Tabby Stucco Foundation Walls
- ☐ Crawl Space with Encapsulation
- ☐ Brick Skirt on Slab on Grade Foundation to Bottom of Window
- ☐ Concrete Driveway

Framing

- ☐ 2x6 Exterior Walls
- ☐ 10' First Floor Ceiling Height
- ☐ 9' Second Floor Ceiling Height
- ☐ Vaulted Ceiling
- ☐ Tray Ceiling
- ☐ Blocking for TV etc
- ☐ Open Rafter Tails

Energy Efficiency

- ☐ Floor Insulation
- ☐ Spray Foam Insulation- Walls
- ☐ Spray Foam Insulation- Attic
- ☐ Sound Proof Insulation throughout interior
- ☐ Upgraded Windows
- ☐ R-15 Wall Insulation (must also select 2x6 Exterior Wall Upgrade)

Roofing

- ☐ Jet Metals 5v or Standing Seam Metal Accents per plan
- ☐ Ice and Water Shield
- ☐ Jet Metals 5v or Standing Seam Whole Home Roof
- ☐ 4" White Aluminum Gutters

Exterior Windows and Doors

- ☐ 3/0x6/8 Smooth Fiberglass or Textured Fiberglass Up to Full View Door Style
- ☐ Garage Entry Door to Match Interior door style
- ☐ Front Entry Fiberglass Double Door or Door with Sidelites
- ☐ Rear Entry Fiberglass Double Door
- ☐ Front Entry Wood Double Door or Door with Sidelites
- ☐ Rear Entry Wood Double Door
- ☐ 8' Exterior Fiberglass Doors
- ☐ 8' Exterior Wood Doors
- ☐ Clad Window
- ☐ Double Hung Windows (Vinyl or Clad)
- ☐ Exterior Window Color: Beige, Black, or Tan
- ☐ Window Grid Color Change
- ☐ Customize Grid Pattern
- ☐ Impact Windows
- ☐ Grid Between glass, Simulated Divided Light
- ☐ Garage Door with Windows
- ☐ Garage Door with Hardware
- ☐ Garage Door made of Wood or Fiberglass
- ☐ Garage Door Color Change

Siding and Exterior Accents

- ☐ Hardie 7" Smooth Lap siding
- ☐ Hardie Board and Batten siding
- ☐ Hardie 7" Smooth Lap Siding with Shake or B&B in Gables on front
- ☐ Hardie Soffit and Fascia
- ☐ Add Shutters
- ☐ Add Shutter- Dog Ears
- ☐ Add Railings
- ☐ Pressure Treated 5/4x6 Deck Boards
- ☐ Trex Decking
- ☐ Stained or Painted Decking
- ☐ Wood Steps 5/4x6 Deck Boards
- ☐ Certainteed Encore 8" Board and Batten Vinyl Siding-entire home
- ☐ Certainteed Encore Lap Vinyl Siding with Shake or Board and Batten in Gables
- ☐ Beadboard Porch Ceiling
- ☐ 8" Box Column Painted or Stained
- ☐ Change Shutter Style
- ☐ Change Shutter Material
- ☐ Change Shutter Color
- ☐ Railing Material Change: Metal, Wood, Cable, etc
- ☐ Screen Eze Wood System
- ☐ Aluminum Screen porch (black or white)
- ☐ Brick Steps
- ☐ Stone Steps
- ☐ Trex Steps

Electric

- ☐ Led Under Cabinet Lighting
- ☐ Media Network Panel
- ☐ Additional Lighting (Flood Lights, Kitchen Pendants or Wall Sconce}
- ☐ Dimmer Switches
- ☐ Additional Receptacles
- ☐ Landscape Lighting

☐ Low Voltage (Surround Sound, Security cameras etc)

☐ Generac - Whole Home Generator

Plumbing

- ☐ Increase Electric Water Heater Size
- ☐ Tankless Gas Water Heater
- ☐ Master Bath Shower-Fiberglass Pan with Tile Walls
- ☐ Master Bath Tile Shower Pan with Tile Walls
- ☐ Second Bath Fiberglass Tub Unit with Tile Surround
- ☐ White Farmhouse Kitchen Sink Full or Double
- ☐ All Bathrooms Rectangular Undermount Bowl
- ☐ Electronic Shower Controls
- ☐ Increase Garbage Disposal Size
- ☐ Moen 8" Spread Fixture for Bathrooms in varying finishes
- ☐ Moen or Delta Kitchen Faucet Pull Down Styles in varying finishes
- ☐ Pot Filler
- ☐ Additional Hose Bibs
- ☐ Rough In Plumbing for Future Water Features
- ☐ Air Switch for Garbage Disposal
- ☐ Fiberglass Utility Sink in Garage or Laundry Room

Heating & Cooling

- ☐ HVAC Unit to be Installed On Poly Pad
- ☐ Heated Coils in Bathroom Floor
- ☐ Whole Home Dehumidifier
- ☐ Make-Up Air Kit (Required With Hood Vent More Than 400 CFM'S)
- ☐ Gas Furnace Upgrade

Propane

- ☐ 250 or 500 Gallon Above Ground or Buried Propane Tank *(lease or purchase options available)*

Cabinets

- ☐ Aristokraft Cabinets in Ellis, Benton, Brelin, Winstead or Korbett Styles
- ☐ Aristokraft Cabinets 5 piece Drawer Front
- ☐ 42" Tall Wall Mounted Cabinets
- ☐ 54" Tall Wall Mounted Cabinets
- ☐ Crown Molding on Wall Mounted Cabinets
- ☐ Full Overlay Style Cabinets
- ☐ Inset Style Cabinets
- ☐ Cabinet Hood Vent
- ☐ Decorative Doors/ Decorative Legs on Island
- ☐ Schrock Cabinets
- ☐ Soft Close Drawer Slide
- ☐ Trash Pull Out (one)
- ☐ Lazy Susan or EZ Reach Corner (one)
- ☐ Refrigerator Cabinet Enclosure
- ☐ Transom Upper Cabinets
- ☐ Glass Cabinet Door
- ☐ Linen Tower Cabinet in Bathroom
- ☐ Sideshelf on Island
- ☐ Backside Cabinets on Island

Countertops

- ☐ Kitchen Countertop upgraded level of Granite, Quartz or Marble
- ☐ Kitchen Countertop Blackspash
- ☐ Butcherblock Countertops
- ☐ Bath Countertop upgraded level of Granite, Quartz or Marble
- ☐ Waterfall Countertop

Flooring & Tile

- ☐ Upgraded Carpet Selection in Bedrooms/FROG
- ☐ 8lb Carpet Pad
- ☐ Upgrade LVP or Laminate selection in Living Areas
- ☐ Upgrade Tile selection in bathroom+laundry
- ☐ LVP or Laminate in Whole House
- ☐ Brick Flooring
- ☐ Kitchen Tile Backsplash
- ☐ Tile Shower in Primary Bath
- ☐ Tile Shower in Second Full Bath
- ☐ Zero Entry Shower
- ☐ Herribone *(or other)* Tile Pattern
- ☐ Tile Surround *(bathroom tub)*
- ☐ Shower Niche, Double Niche, Bench
- ☐ Accent Pattern in Tile Shower

	Traditional Trim Style
	5-1/2" MDF Speedbase
	3-1/2" MDF Crown
	7-1/2" MDF Speedbase
	444 MDF Casing On Doors
	5" MDF Window Stool with 444 Apron
	5-1/2" MDF Crown

Craftsman Trim Style
5" MDF Cove Crown
1x8 MDF Base
1x4 MDF Door Casing With 1x6 MDF Header
5" MDF Window Stool with 1x6 Apron
7" MDF Cove Crown

- ☐ Faux Beams
- ☐ Drop Zone Built In (Entryway)
- ☐ Remove 1/4 round in hard surface areas
- ☐ Pocket Door
- ☐ Barn Door
- ☐ 8' Solid Core Door
- ☐ 6'8" Solid Core Door
- ☐ Door Style Change - variety of styles and colors available

- ☐ Shiplap
- ☐ Judges Paneling
- ☐ Accent Trim Walls

- ☐ Add Transom to Door
- ☐ French Door (with or without glass)
- ☐ Murphy Door
- ☐ Full Trim around Windows

- ☐ Sherwin Williams Builder Solution Walls and Promar 400 on ceilings
- ☐ Sherwin Williams Cashmere Trim Paint
- ☐ Sherwin Williams Duration or Emerald Wall Paint
- ☐ Additional Paint Color *per room*

☐ Sherwin Williams Duration or Emerald Paint on Exterior Siding

☐ Sherwin Williams Super Paint on Exterior Trim

☐ Epoxy Garage Floor Finish

- ☐ Kwikset Laurel or Handcock Interior/Exterior Door
- ☐ Locks with key, Exterior Door 660 Square or Round Deadbolt
- ☐ Kwikset Pismo or Balboa Lever Interior/Exterior Door
- ☐ Locks with Key with Exterior Door Dakota or Amador Handleset
- ☐ Upgraded Door Hinge

☐ Kwikset Halifax Lever Interior/Exterior Door Locks with Key

☐ Kwikset Smart Lock on Front Door- Powerbolt 250

- ☐ Wood Shelving Bedroom closets - One Row with One Clothes Rod
- ☐ Wood Shelving in Pantry *per plan*
- ☐ Floating Shelves

☐ Custom Closet Design

☐ Built in Bookshelves

☐ Wood/Metal Framed Mirrors- *various styles and color available*

☐ Wall Mounted/Swivel

- ☐ Custom Mirror Selection
- ☐ Framed Mirror
- ☐ Metal Mirrors

☐ Semi Frameless Glass (*stand up shower only*)

☐ Sliding Glass Door

☐ Frameless Glass (*stand up shower only*)

☐ Obscure Glass

Variety of appliance packages available

- ☐ Upgrade to gas range
- ☐ Upgrade to stainless vent hood
- ☐ Upgrade to microwave in cabinet

☐ Upgrade to cooktop

☐ Upgrade width of range

- ☐ Electric Fireplace (indoor or outdoor)
- ☐ Gas Fireplace (indoor or outdoor)
- ☐ Fireplace: Vented or Ventless

- ☐ Full Mantel- Kenwood, Acadia or Zimmer- primed MDF
- ☐ Mantel Shelf- Ozark 72" Maple- unfinished
- ☐ Stone Surround- Black Granite, Steel Gray, Driftwood, Parchwood or Bianco White

Landscaping	
<input type="checkbox"/> Plant Size/Type	<input type="checkbox"/> Landscape Lighting
<input type="checkbox"/> Additional Hydroseed/Sod	<input type="checkbox"/> Irrigation System
<input type="checkbox"/> Mulch Beds	<input type="checkbox"/> Firepit
<input type="checkbox"/> Decorative Borders around Bed	<input type="checkbox"/> French Drain System for Gutters
<input type="checkbox"/> Paver Patio	

Miscellaneous	
<input type="checkbox"/> Paver Patio	<input type="checkbox"/> Detached garage
<input type="checkbox"/> Paver Walkway	<input type="checkbox"/> Jacuzzi/hot tub/pool
<input type="checkbox"/> Fencing	<input type="checkbox"/> Dog wash Station in mudroom
<input type="checkbox"/> Gravel Driveway	<input type="checkbox"/> Well House