

With Copper Builders' all-inclusive pricing, you'll enjoy clarity and peace of mind throughout the new home construction process. There are no hidden costs, and no unwelcome surprises.



We set aside budgets to be used for the interior finishes in designing and building your custom home. This is called an Allowance. Working with allowances gives you broader design choices and more flexibility in the way funds are applied.

### CABINETRY AND MILLWORK ALLOWANCE

- Allowance includes custom designed and built cabinetry with local custom cabinet studio
- Kitchens include cabinetry to the ceiling or soffit, glass front accent areas, custom designed and finished hood vent over range, designer hardware and knobs, soft close hardware, unlimited painted or stain color options
- Baths include custom layouts and finishes, soft close hardware, unlimited painted or stain color options



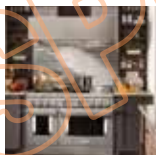
### COUNTERTOPS ALLOWANCE

- Allowance includes quartz countertops in all areas including kitchen, powder room, owners bathroom, and secondary baths
- Rectangular or oval undermount sinks at bathroom vanities

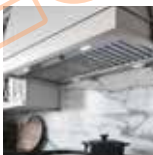


### APPLIANCES ALLOWANCE

- Allowance includes built in custom appliances in a stainless steel finish or with cabinetry fronts



Range  
KFDC558JSS  
Kitchenaid 48" Range



Hood over range  
TAK9346BS  
Zephyr 48" insert



Dishwasher  
KDTM604KPS  
Kitchenaid



Refrigerator  
KBFN506ESS  
Kitchenaid 36"

**KitchenAid** **Thermador**★



Microwave  
WWMC30516HZ Whirlpool  
Countertop Microwave

### PLUMBING ALLOWANCE

- Allowance includes selection of faucets in kitchen and baths, freestanding tub in owner's bathroom, handheld shower spray in owner's shower, custom kitchen sink, shower, tub, and toilet fixtures in bathrooms

**KOHLER**

**BRIZO**

**DELTA**  
FAUCET COMPANY





## FLOORING ALLOWANCE

### HARDWOOD FLOORING

- Allowance includes site finished or engineered hardwood flooring
  - Locations: first floor (except master bath and laundry which are tiled), upstairs hallway and stair landing, master bedroom and closet
- Flush wood floor vent covers in all hardwood locations

### CARPET

- Secondary Bedrooms, bedroom closets, and bonus rooms



## TILE ALLOWANCE

### Allowance includes:

- Bathroom floors
- Shower walls
- Kitchen backsplash



## SHELVING ALLOWANCE

- Allowance includes custom designed laminate shelving layouts in bedroom closets, linen closets, and coat closets
- Pantry shelving, mud room or drop zone areas, and other built ins are included separate from this allowance



## LIGHT FIXTURES ALLOWANCE

- Allowance includes surface applied fixture selections  
(All recessed lights are included separately in the electrical package, not part of this allowance)



## LANDSCAPING ALLOWANCE

### LANDSCAPING

- Allowance includes professionally designed and installed landscaping package
- Optional Items: irrigation and irrigation water meter
- Optional Item: landscape lighting





These standard included features are where we start with most homes we build. With your input we'll build a set of included features specifically for you. You'll find what we include is significantly more than other builders avoiding all the numerous upgrade costs later in the selection process. Instead, you have an accurate price up front for your dream home. This document is for reference purposes only, refer to your personalized and approved selection document for what is included in your specific home.



### HOMESITE SPECIFIC

#### SEWER SYSTEM

Gravity fed sewer connection to municipal sewer service, with pre-existing tap in place

- Optional Items: low pressure grinder pump or septic system
- Schedule a complimentary site visit to receive a free estimate of lot specific costs for your property

#### WATER SERVICE

The purchase and installation of a water meter through the local municipality, tying into a pre-existing city water tap with a 1" water line to the home

- Optional Items: municipal water tap installation or well installation



### ADMINISTRATIVE

#### BUILDING PERMITS

Required municipal permits for the home

#### SURVEYING

Professionally surveyed homesite includes: verifying home placement and fit, stakeout of home's "box" for clearing/lot preparation, footer stakeout, footer pins for foundation installation, foundation certification, and final survey with impervious calculation.



### SITE WORK & EXCAVATION

#### EROSION CONTROL

Soil erosion is managed throughout construction until final soil stabilization is achieved. Gravel construction driveway is installed and maintained.

#### EXCAVATION AND BACKFILL

Clearing of grass and shrubbery of 1" diameter or less 20' around the perimeter of the home and driveway area. Foundation excavation and soil balancing done prior to foundation install. Foundation soils backfill for surface drainage of water away from home. Porch subgrade fill material to support porch structures.

- Optional Items: demolition of existing structure or additional clearing of trees



### LUMBER, FRAMING, & STRUCTURAL

Framing per architectural design, engineering specifications and per local building code requirements

- 1st floor system: 2x10 joists over 2x10 girders or per plan
- 2nd floor system: engineered I-joists per plan
  - Floor sheathing: Advantech (or equal) 3/4" tongue and groove sheathing, glued and screwed in place
- Exterior walls: 2x4 or 2x6 at 16" on center, per plan
- Exterior sheathing: 7/16" OSB, sealed with Tyvek (or similar) house wrap barrier
- Roof system: engineered roof trusses with 7/16" OSB Sheathing



### EXTERIOR CONCRETE, DRIVEWAYS

- Exterior Concrete 4" thick with broom finish and smooth picture frame detail
- Driveway is 12' wide with 18' apron at street, with 25' x 30' courtyard area in front of garage or adjusted for lot conditions



## ROOF SYSTEM & MATERIALS

- 30-year architectural shingles over felt underlayment, Ice-water shield underlayment in all valleys
- 2" standing seam metal roofing per plan locations



## ELECTRICAL

- Electrical and lighting layout designed and planned with client
- (30) 6" LED recessed cans
- Ceiling fan prewire in each bedroom with separate switches for a light and fan
- (1) Fixture over each bath sink
- (5) Additional lights to be placed by client (ex: pendants at kitchen island, accent fixtures)
- Overhead light in each walk in closet
- Overhead lights in garage
- 400 amp electrical service
- Toggle style switches throughout with white trims
- Carbon Monoxide and Smoke Detectors throughout
- Doorbell and chime



## FOUNDATION, INTERIOR CONCRETE

### ENGINEERING

Soil evaluation with geotechnical engineer during the footer installation

### FOOTINGS & FOUNDATION

Footer per architectural design, engineering specifications and per local building code requirements. Foundation is brick to grade curtain wall crawl space at 36" maximum height. Brick steps at all entry doors. Interior of garage is parged concrete block. Garage floor and porches are 4" concrete slabs.

• Optional Item: footing and foundation cost for home-site specific conditions (taller or shorter foundation or a basement)

• Schedule a complimentary site visit with our experts for help in determining which foundation type and layout will work best for your homesite

### WATERPROOFING

Tremco waterproofing system applied to the exterior of foundation below grade and interior of porches with a manufacturer backed 10-year warranty. Strip drain at footing level with daylight drainage connection. Interior of crawl space graded, 6 mil vapor barrier, and exit piping.



## WINDOWS, EXTERIOR DOORS & GARAGE DOORS

### EXTERIOR DOORS

- Black steel or solid mahogany front door with insulated beveled glass custom stained
- Glass options are clear, or clear with bevel, or flemish
- Other exterior doors are fiberglass with flush glaze window, per plan
- Jeld-wen (or similar) maintenance free vinyl exterior slider doors, per plan

### GARAGE DOORS

- Wayne Dalton 6600 Series steel insulated garage doors with glass, per plan
- Color selectable from manufacturer options
- Genie Garage 3120 door opener with belt drive and exterior mounted wireless keypad

### WINDOWS

- Andersen or Jeld-wen (or similar) maintenance free vinyl windows, per plan



## PLUMBING

### PLUMBING

- Gas tankless water heater located in garage or attic, vented to exterior
- PEX water lines and PVC drain lines
- (2) exterior hose connections
- Ceramic tile mud pans at all shower locations
- Tub base with tile surround at secondary baths with tub/shower combination plumbing



## SPECIALTY ELECTRICAL/ENTERTAINMENT

- Structured wiring panel, (2) coax and (2) Cat-6 feeds to exterior, Any combination of (10) coax or Cat-6 lines for networked devices
- ° Optional Items: whole house audio, smart home options, security systems, and other home technology



## STAIRS AND RAILINGS

- Red Oak Stairs w/ painted risers, per plan. Stairs stained and finished on site
- Selection of several handrail and iron or wood baluster options



## DOOR HARDWARE

- Front Entry: Schlage Addison handle set with deadbolt
- Other Doors: Schlage Accent levers, deadbolts at all exterior doors
- ° Optional: alternate styles and colors



## HVAC & GAS

### GAS SERVICES

- Gas line to kitchen range, furnaces, tankless water heater, fireplace(s)

### HEATING AND AIR

- Lennox (or equal brand energy efficient) 14 seer gas furnace systems
- Programmable thermostats (one per system)
- Hood vent in kitchen vented to exterior with damper and make up air duct
- ° Optional Item: heat pump in lieu of as heat for homesites without natural gas



## FIREPLACES, HEARTH, SURROUND & MANTEL

### FIREPLACE

- Living room includes 48" Heatilator Crave modern linear fireplace with clean face black front, clear crushed glass media with stone or tile surround from floor to ceiling
- ° Optional items: exterior wood burning or gas fireplace, additional interior fireplaces. Alternative fireplace layouts and designs available.



## DECK

- Covered deck per plans with 4 deck steps to yard. Deck, sub-structure and railings are constructed with pressure treated lumber. Rails are 2x2 pickets with 1x6 rail cap.
- ° Optional Items: Trex decking, other railing options, and screening





## SHOWER DOORS, MIRRORS & BATH ACCESSORIES

### BATH ACCESSORIES

- Master bath includes (1) 24" towel bar, (2) towel rings, (1) toilet paper holder
- Powder room includes (1) towel ring, (1) toilet paper holder
- Secondary baths include (1) 24" towel bar, (1) toilet paper holder, Jack and Jill Baths include (2) additional towel rings

### MIRRORS

- Master Bath: (2) 36" x 40" framed mirrors; Powder Room: (1) 24" x 40" framed mirror;
- Secondary Baths: 40" high plate glass mirror same as vanity length

### SHOWER DOORS

- Frameless shower door at Master Bath at 80" height
- Semi-Frameless shower door at all secondary baths with shower at 80" height (No shower doors at tub locations)



## PAINT

### PAINTING - INTERIOR

- Sherwin Williams Promar 200 latex paint
- Walls are flat sheen, 1 color throughout
- Ceilings are flat sheen builder white throughout
- Interior Trim is satin sheen, 1 color throughout
- ° Optional Item: painting rooms other colors



SHERWIN-WILLIAMS



## INTERIOR MILLWORK, DOORS & HARDWARE

- Selection of trim profiles for modern, transitional, or traditional styling
- 8' 2-panel doors on main floor, 6-8" 2-panel doors on second floor
- Solid core doors throughout other than closet doors
- 7-1/4" baseboards throughout, 5-1/4" base in garage
- 7 1/4" Crown with Backer throughout 1st floor excluding the pantry, closets, and owners water closet
- All Windows to be cased with stool and jamb extensions
- Any combination of (2) feature walls/ceilings (ship lap, v-groove, judges paneling, board and batten)



## DRYWALL & INSULATION

### INSULATION

- R-15 fiberglass batt wall insulation; R-19 fiberglass batt insulation in crawl space floor system; R-38 fiberglass blown attic insulation in all level ceilings;
- R-38 fiberglass bat insulation in all sloped ceiling locations
- R-11 fiberglass acoustic batt insulation used for sound insulation at master bedroom and bathroom, laundry room, where adjacent to common living areas

### DRYWALL

- 1/2" drywall installed with screws throughout, level 3 finish, 1/2" moisture resistant drywall used at wet areas, Garage finished with drywall and paint



## GENERAL SPECIFICATIONS

### ENERGY SAVINGS

- Professional 3rd party duct blast and blower door test to confirm energy efficiency
- All exterior corners are sealed to prevent air loss
- Attic Tent air seal system included at pull down staircase to increase efficiency

### GENERAL SPECIFICATIONS

Includes items such as termite treatment, trash removal, interior cleaning, job site restroom and temporary utilities on site. Home is professionally cleaned and power washed prior to delivery to client.

### WARRANTY

Includes purchase of a new home warranty policy from Quality Builders Warranty (QBW)

