COPPER BUILDERS
BUILT ON TRUST

ALLOWANCES

COPPER BUILDERS STANDARD SPEC SHEET

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 inlcudes 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

KitchenAid Thermador

Range
KFDC558JSS
Kitchenaid 48" Range

Hood over range
TAK9346BS
Zephyr 48" insert

Dishwasher
KDTM604KPS
Kitchenaid

Refrigerator
KBFN506ESS
Kitchenaid 36"

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:

- Bathrooom 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 seperately 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

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INCLUDED FEATURES

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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 recieve 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) ¾" 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 seperate 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

SCHLAGE

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

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

- ½" drywall installed with screws throughout, level 3 finish, ½" 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)

Disclaimer: This document is not contractual. The information contained herein is provided solely for informational and discussion purposes only and is not, and may not be relied on for what is included in any home constructed by Copper Builders. Clients should rely solely on their individual purchase agreements and signed specifications, not this document.