The Colony 50'
General Specifications

Purchaser(s): _____

Address: _____

Job # _____ **Homestyle/Elevation:** _____

STRUCTURAL

Foundation
Post-tension reinforced concrete engineered slab over 6 mil vapor barrier. Concrete is to have a minimum compressive strength of 3000 p.s.i. @ 28 days. Brick ledges are dropped according to subdivision requirements- see your Market Manager for clarification.

Framing Labor
Framing to be conducted according to any/all applicable local building codes and/or I.R.C. requirements.

******IMPORTANT NOTICE******

This is a dangerous time to be on a job site. Any visit requires an escort from Drees Custom Homes, and a hard hat **MUST** be worn. Also, please do not ask any workers to make any changes. This is handled through your Market Manager.

Floor Framing and Sub-flooring (Two Story Homes)
Engineered floor joists with glued and nailed tongue and groove OSB sub-floor.

Framing Materials
Wood frame construction will consist of stud grade material and construction grade plate material. All plates in contact with the slab will be pressure treated. Exterior wall sheathing will consist of 7/16" OSB or equal behind all brick veneer and siding. Studs will be spaced 16" o.c. in walls sheathed with lap siding and all walls supporting the second-floor construction in a two-story home. Interior second floor non-bearing walls may have studs spaced at 24" o.c. Roof rafters will be placed per plan. Roof decking to be 7/16" material. Framing material is subject to change in order to meet any/all applicable local building codes and/or I.R.C. requirements. Fascia and soffit to be fiber-cement or equal.

******IMPORTANT NOTICE******

Ceiling joists are not sized for storage and overloading will cause sheetrock cracks and/or failure. A non-standard option request may be submitted to size a specific area for attic storage.

Garage Doors
Colonial steel non-insulated, primed door (8000 or equal) with weather-stripping. Sized per plan and elevation. One WIFI enabled garage door opener per door, with remote control.

Windows
Vinyl frame with low-E SC insulated glass (white or grey).
Single hung, horizontal sliders, or fixed glass - per plan with bug screens on operable windows only.
Divided light (colonial) windows on front elevation only - or per plan.

Exterior Doors
Front door is a 3/0 x 8/0 seven panel Mahogany prefinished wood door.
Rear exterior doors are insulated fiberglass with insulated 1-lite glass, size per plan.

Fireplace
Fireplaces optional per plan only.

MECHANICAL

HVAC (Natural Gas 2-Stage Zoned HVAC System)
Natural Gas 2-stage Zoned HVAC System. Heating & air conditioning sizes and equipment specifications shall be determined based on the plan layout, engineered design, and applicable local industry standards. The system will utilize a single HVAC unit with multiple zones, each controlled independently via Wi-Fi Programmable Thermostats.

Specifications will include total system capacity (e.g. furnace BTU rating and air conditioning tonnage), zoning configuration (number of zones), and zoning equipment (such as zone dampers and control panels). The 2-stage natural gas furnace and variable-speed components will provide efficient, balanced heating and cooling tailored to each zone's needs.

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Insulation

R-15	Exterior walls (Blown in blanket system)
R-22	Pony walls/vaulted ceilings
R-38	Blown Flat ceilings ***Areas under attic platforms will be R-30 batt. Quantity of blown insulation will be determined by manufacturers' specifications to achieve desired R-value.
Polyseal	Two stage-sealing around all window and exterior doors, all exterior bottom plates, all exterior corners, exterior penetrations, exterior wall plugs/switches.
Housewrap	Exterior house wrap

Plumbing (Natural Gas Community)

All plumbing vents, pipes, drains, and fixtures will be installed per the local municipal plumbing codes.

Owner's Bath:	Moen Genta™ 6702 single hole lavatory faucet; Moen Genta T908 single hole free standing tub faucet; Moen Genta T2472EP shower faucet White elongated bowl water saver low flush 1.5 Gallon commode White undermount sinks.
Powder Bath:	Moen Genta™ 6702 single hole lavatory faucet. White elongated bowl water saver low flush 1.5 Gallon commode. White pedestal sink.
Secondary Baths:	Moen Genta™ 6702 single hole lavatory faucets; T2472EP single lever shower faucet (if applicable) OR T2473EP single lever tub/shower diverter. White elongated bowl water saver low flush 1.5 Gallon commode. White undermount sink.
Kitchen:	Stainless steel single large under-mount sink Moen Camerist 7840 single lever chrome faucet with chrome vegetable sprayer 1/3hp Insinkerator garbage disposal Water line for refrigerator
MISC:	(1) Tankless gas water heater up to 4 shower heads per the standard plan (2) Tankless gas water heaters with 5 shower heads per the standard plan. (2) Hose bibs per plan (1) Grinder Pump (if needed) Whole house water cut off valve in the garage

******WATER SOFTENER LOOP PRE-PLUMB AND UTILITY SINK PRE-PLUMB IS OPTIONAL******

Electric (Natural Gas Community)

All wiring will meet or exceed local building codes.
Outlets per building code requirements.
White décor (rocker) light switches
220V wiring for dryer
Ceiling fan pre-wire per plan to include all bedrooms, study, family room, and gameroom
Garage door opener per door with remote control
Smoke/Carbon Monoxide detectors per code
LED Disc Lights per plans, (recessed cans not available)
Electrical J box at island behind trash can pull out, where applicable.

Structured Wiring

(1) 20" Network Distribution Panel, (1) CAT6 and (1) RG6 to exterior service, (2) CAT6 (family room and study), Wi-Fi mesh network home prep which includes (1) CAT6 pre-wire to the front entry ceiling for a Wi-Fi mesh node, Smart Security prep, Fiber prep (fiber cable pathway to the network distribution panel for future fiber internet service) and Ring Pro HD video doorbell w/wedge mount.

Entertainment Outlet at Media Room when applicable – (1) CAT6 and conduit located 66" AFF

Security System Prewire

Smart Security Pre-wire which includes pre-wire for (1) keypad at garage entry door

******ADDITIONAL WIRING & ELECTRICAL CHANGES AVAILABLE AT AN ADDITIONAL CHARGE******

Lighting

Interior lighting package – Winslow or Stamos light fixtures per selected package; finish per package. Ceiling fans in primary bedroom and family room. LED disc lights per plan.
Exterior lighting package – Progress District wall lights per package. LED disc lights at ceiling of porch per plan.

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EXTERIOR FINISHES

Roofing
Limited lifetime warranty laminated shingles (Driftwood Color) with synthetic underlayment. Pre-finished metal roof accents per plan.

******SHINGLE WEIGHT PER SUBDIVISION SPECS******

Masonry/Siding
Texas cast stone address plate standard.
4-sides masonry and siding per plan. Exterior package selections only. Check with Market Manager for availability of selected package.

******IMPORTANT NOTICE******
Every attempt will be made to obtain your brick selection.
In the event your brick cannot be delivered to meet the schedule, you may have to re-select.
All creditable brick will be returned to the supplier.

Sitework
All stumps within the foundation or driveway areas will be removed. Any necessary cuts needed to create proper drainage will be done at this time. All trees not in the pad area, drive, or within 5' of the foundation are to remain (unless removal is necessary for grading cuts).

******IMPORTANT NOTICE******
Drees Custom Homes does not warrant any native trees, regardless of location, in the event of accidental damage during construction or due to root damage done by installing utility lines. Drees Custom Homes does not prune, spray for insects, or do any treatment to native trees unless trimming is needed for construction.

Community	Sprinkler System	Fence	Sod	Landscape/Plants	Chimney Chase
The Colony 50'	Front, rear and sides, includes rain and freeze sensors.	Per Subdivision Requirements	Bermuda grass Front, Sides and Rear	Per Subdivision Requirements	N/A

Flatwork
Flatwork (driveway and lead walk) is broom finish. Covered patio will be broom finish concrete. Lead walk is to extend from front porch to driveway or per community requirements. (No Salt Finish or Aggregate Finish).

Gutters
To include full gutters (horizontal runs only) and downspouts on house. 5' extensions on downspouts over mulch beds. Layouts will be specifically designed for each home.

INTERIOR FINISHES

Interior Doors
Raised panel 8'0" hollow-core hardboard doors first floor where possible: 6'-8" 6 panel hollow core hardboard doors at second floor.
The door from the house to the garage is a raised panel solid-core hardboard door to match other interior doors if available.

Stairs and Railing
Half walls standard on stairs. Optional railing available through sales.

******VOLUTES ON 1ST TREAD AVAILABLE AT AN ADDITIONAL CHARGE******

Interior Trim
Base Molding: 5-1/4" or equal on 1st floor and 3-1/4" or equal on 2nd floor.
Door Casing: 3-1/4" or equal.
Window Stool: Wood or MDF or equal paint grade with 3-1/4" casing beneath or equal

******CASED OPENINGS ARE NOT STANDARD BUT ARE AVAILABLE AT AN ADDITIONAL CHARGE******

Shelving
Painted 1x12 bullnose PBS with wood rods and metal supports (per plan). Painted 1x12 bullnose PBS shelf with wood rod and metal supports above the washer and dryer

Sheetrock
Finish: Medium to light Monterrey drag texture on walls and ceilings
Garage Finish: Medium to light Monterrey texture on walls and ceilings
Specifications: Square corners throughout whole house including windows

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Paint Materials
One exterior base color and one exterior color for shutters (if applicable). Interior walls and ceilings will be painted the same color and one different color for interior trim.
Exterior paint: Acrylic gloss sheen
Interior trim: Semi gloss

Paint Materials Continued
Interior walls/ceilings: Latex flat wall paint
Stucco: Terpolymer Coating
Specifications: Closet walls, ceilings, and all shelving will be painted white in a semi-gloss finish.

Wallpaper
No wallpaper is included.

Hardware
Entry: Kwikset Dakota handleset.
Exterior: Keylock with deadbolt
Interior: Cove knobs with complementary hinges.
Privacy locks on all bedrooms and commode areas of bathrooms

Bath Accessories
Owner's Bath: Mason chrome – one towel ring per sink, one towel bar and one tissue holder
Powder Bath: Mason chrome – one towel bar (if applicable), one tissue holder, & one towel ring
Secondary baths: Mason chrome– one towel ring per sink, one towel bar and one tissue holder

Mirror/Shower Enclosure:
42" Tall Mirrors (where possible), ¼" polished plate with smooth ground edges pulled 1" from corner.
Electrical outlets within the mirror area will be mirrored.

Owner's Bath & Powder (w/shower)
Shower enclosures are 1/4" clear tempered glass, +/- 80" from the floor with chrome colored frame.
Secondary Baths (w/ shower only):
Shower enclosures are ¼" clear tempered glass +/- 80" from the floor with chrome colored frame.

Tubs and Surrounds:
Owner's Bath: Includes a separate tub and shower per plan only. Freestanding tub with selected package tile at tub splash. Owner's tile shower pan with selected package tile surround installed up to +/- 84" off the floor including one corner tile shelf.

Secondary Baths: Including a single tub/shower combination. Bathtubs are porcelain over steel with selected package (w/ tub/shower only) ceramic tile surround up to +/- 84" off the floor including one corner tile shelf and one towel bar

Secondary Baths w/shower only: Includes showers only will have a fiberglass shower pan with selected package tile up to a height of +/-84" off the floor (not the shower floor) and one ceramic tile corner shelf and a framed glass shower enclosure.

CABINETS AND COUNTERTOPS

Kitchen Cabinets (Per Package)
Custom built cabinets in kitchen per standard layout. Paint or stain color per selected package.
Kitchen cabinets have solid wood face frame and raised panel doors on base and upper cabinets.
Kitchen uppers are 42" tall with 1-step crown mold and adjustable shelves where possible.
Includes trash can pull out.

Kitchen Countertops (Per Package)
3cm quartz with standard edge with Stainless steel undermount sink

Vanity Cabinets (Per Package)
Full baths cabinets with standard doors on base cabinets per plan. Owner's vanity cabinets with top will be approximately 36" in height and secondary baths cabinets with top will be approximately 32" in height.

Vanity Countertops (Per Package)
Owners bath 3cm quartz countertops with standard edge and standard undermount sinks
Secondary baths will have Frost White quartz 1.5 cm countertops with undermount sinks and standard edge.
Pedestal sinks in powder baths - per plan.

Misc. Cabinets
Laundry Room will receive Painted 1x12 bullnose PBS shelf with wood rod and metal supports above the washer and dryer.
Cabinets in laundry room are available options per plan.

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APPLIANCES

Appliances:

Cooktop:	Whirlpool WCGK5036PS stainless steel 36” gas *per plan*
Venthood:	Whirlpool WVU37UC6FS stainless steel venthood installed above cooktop
Oven:	Whirlpool WOES3030LS stainless steel 30” built-in electric single oven
Microwave:	Whirlpool WMCS7022RZ/MTK1630PZ stainless steel built-in microwave
Dishwasher:	Whirlpool WDP531HAPM stainless steel dishwasher

FLOORING

Finish Flooring:

Carpet:	Selected package carpet by Mohawk Industries installed w/ 5lb 3/8” pad Carpet will be installed per plan and selected package.
Tile:	Laundry Room, Powder Bath, Primary Bath, and all Secondary Baths per selected package.
Hard Surface:	Selected package RevWood by Mohawk Industries. Installed at Foyer, Dining, Family, Kitchen, Pantry, downstairs hallway and Home office; where applicable.
Backsplash Tile:	Tile per selected package.

Warranty:
10-year limited structural warranty provided by Drees.

The Purpose of Drees Custom Homes’ General Specifications is to inform the Purchaser of the general specifications and features of their new home. The above noted items represent the most recent determination of subdivision requirements and specific plan specifications. In cases where information in these specification pages differ from information shown on the blueprint (exclusive of buyer preference items), then the General Specifications shall take precedent. Material substitution may occur due to supply chain issues.

Notwithstanding anything herein to the contrary, Section I Item 5. Changes, Modifications, Errors and Omissions of the Construction and Purchase Agreement shall control over the terms and provisions of these General Specifications. That is, Drees retains the absolute and discretionary right to change one or more of the specifications outlined above for any reason or substitute materials. These “General Specifications” are meant only to give homeowners a general idea of the specifications typically used by Drees. However, the specifications may not apply or be used in each homeowner’s particular home.

*****IMPORTANT - PLEASE READ*****

Drees Custom Homes is occasionally asked to allow outside vendors, subcontractors, or suppliers chosen by the purchaser to install or supply products for their future home. In the past, we have tried to accommodate these requests. Unfortunately, this has led to unexpected costs, delays, and/or warranty and liability problems. Drees Custom Homes WILL NOT allow the use of outside vendors, suppliers, and contractors.

Market Manager: _____ **Date:** _____

Purchaser: _____ **Date:** _____

Purchaser: _____ **Date:** _____

Purchaser’s Initials _____