

1. Exterior, Framing & Structural

Garage:

Exterior Door into Garage (see signed house plan for location) **Prior to Foundation**

Ceilings:

1st Floor- 8' 3" Ceiling Height- **Per Floor**

1st Floor- 9' Ceiling Height- **Per Floor**

Family Room- 10' High Vaulted Ceiling

Master Bedroom - 10' High Vaulted Ceiling

Windows:

Additional Double Hung Window (**per window**)

Mullion Window

Transom Window- 32" x 18" (6 light)

Transom Window- 60" x 18" (10 light) (used in master bedrooms only)

Window- 32" x 20" (6 light- transom)

Window- 32" x 24" (6 light- transom)

Front Doors:

Deadbolt & Thumbblatch

Group 1- Upgraded Front Door- Door Only- No Sidelights- Includes Deadbolt & Thumbblatch

Group 1- Upgraded Front Door with Matching Sidelights- Includes Deadbolt & Thumbblatch

Group 2- Upgraded Front Door- Door Only- No Sidelights- Includes Deadbolt & Thumbblatch

Group 2- Upgraded Front Door with Matching Sidelights- Includes Deadbolt & Thumbblatch

Slider Doors:

6' Slider with Blinds Between Glass (price to reflect cost difference from standard slider door)

8' Slider with Clear Glass (price to reflect cost difference from standard slider door)

9' Slider with Clear Glass (price to reflect cost difference from standard slider door)

9' Slider with Blinds Between Glass (price to reflect cost difference from standard slider door)

Decking: [See Deck Cheat Sheet](#)

Deck- **DESIRED SIZE**- (Pressure Treated Deck w/ Pressure Treated Railings)

Upgrade Decking (from PT to Composite with PT Railings) (**additional to PT upgrade**)

Upgrade Deck (from PT to Composite with Vinyl Railings) (**additional to PT upgrade**)

Upgrade Deck (from PT to Composite with Black Aluminum Railings- Hand Rails & Posts to be White Vinyl) (**additional to PT upgrade**)

Upgrade Deck (from PT to Composite with Black Aluminum Railings- Hand Rails & Posts to be Black Vinyl) (**additional to PT upgrade**)

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1. Exterior, Framing & Structural- cont.

Interior Doors:

Location- Pocket Door (per door)

Location- Pocket Single French Door

Location- Pocket Double French Door

Location- Enclose Water Closet

Open Staircase to Basement w/ HW Stairs

Open Staircase to Basement w/ Carpet Stairs

Notes:

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Stonebridge Homes, Inc.- Upgrades List

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2. Garage

Doors:

Garage Door- Gallery Collection- GD1- Glass w/ Vertical Grills & Hardware
[\(Matches Upgraded Front Door- Group 1- S606\)](#)

Garage Door- Gallery Collection- GD1SP- Glass and Square Grills & Hardware
[\(Matches Upgraded Front Door- Group 1- S608\)](#)

Garage Door- Grand Harbor- GH22- White- w/ Glass, Grills & Hardware

Garage Door- Grand Harbor- GH22- Sand- w/ Glass, Grills & Hardware

Interior:

Insulate 1 car garage

Dry wall 1 car garage (paint & finish trim not included)

Insulate 2 car garage

Dry wall 2 car garages (paint & finish trim not included)

Notes:

3. Fireplace

Fireplace Items:

36" Traditional Gas Fireplace w/ Marble Surround and Standard Mantel

42" Traditional Gas Fireplace w/ Marble Surround and Standard Mantel

46" Traditional Gas Fireplace w/ Marble Surround and Standard Mantel

Gas Fireplace Blower Kit & Remote Control [\(only applicable with traditional style fireplaces\)](#)

42" Linear Gas Fireplace with Black Trim

42" See Through Linear Gas Fireplace

Additional Fireplace Options: [\(add this to the fireplace cost\)](#)

Fiber Cement Shiplap- Floor to Ceiling- up to 10' high

Floating Wooden Mantel (installed 18" above fireplace)- Stained to Match Hardwood Flooring

Notes:

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4. Plumbing

Kitchen

- Gas Range Hookup (cost for gas line to appliance only)
- Garbage Disposal (included dedicated circuit)
- Pot Filler- Plumbing Only
- Pot Filler Fixture- Delta- 1177LF: Chrome- "Traditional Style"
- Pot Filler Fixture- Delta- 1177LFSS: Brushed Nickel- "Traditional Style"
- Pot Filler Fixture- Delta- 1177LFRB: Oil Rubbed Bronze- "Traditional Style"
- Pot Filler Fixture- Delta- D1165LF: Chrome- "Contemporary Style"
- Pot Filler Fixture- Delta- D1165LFSS: Brushed Nickel- "Contemporary Style"
- Pot Filler Fixture- Delta- D1165LFBL: Matte Black- "Contemporary Style"

Bathrooms

- 8" Bathroom Faucet Spread (per faucet)
- Elongated/ Comfort Height Toilet (Builder's Selection)
- Plumbing Fixtures- Brushed Nickel Plumbing Fixtures Throughout (Faucets & Shower Fixtures)
- Plumbing Fixtures- Oil Rubbed Bronze Plumbing Fixtures Throughout (Faucets & Shower Fixtures)

Vanities

- Pedestal Sink (price to reflect cost difference of standard vanity and countertop)
- Main Bathroom- Double Bowl Vanity (up to 60" in length)
- Master Bathroom- Double Bowl Vanity (up to 60" in length)

Showers

- Location- Standard Shower Head and Handheld Sprayer with Diverter- Chrome Finish
- Location- Standard Shower Head and Handheld Sprayer with Diverter- BN Finish
- Location- Standard Shower Head and Handheld Sprayer with Diverter- ORB Finish
- Location- Rain Shower and Handheld Sprayer with Diverter (price to reflect cost difference from standard shower head)- Chrome Finish
- Location- Rain Shower and Handheld Sprayer with Diverter (price to reflect cost difference from standard shower head)- BN Finish
- Location- Rain Shower and Handheld Sprayer with Diverter (price to reflect cost difference from standard shower head)- ORB Finish
- Location- Additional Standard Shower Head

Miscellaneous

- Gas Dryer Hookup (cost for gas line to future appliance only)
- Gas Grill Hookup Stub (for future gas grill)
- Laundry Room- Basic Utility Sink

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5. Electrical

Internet & TV

Cable Outlet or Phone Jack

HDMI

CAT 6

CAT 7 (includes 10 points or up to 1,000 ft of line)

TV Mounting Packages

TV Mounting Package #1: Standard Cable (included in specs) with Electrical Outlet

TV Mounting Package #2: Electrical Outlet &HDMI cable to location directly under TV

TV Mounting Package #3: Recessed Media box with 25ft HDMI cable to desired location

TV Mounting Package #4: Recessed Media box with over 25ft HDMI cable to desired location (includes media closet electrical outlet)

Lighting & Fans

Additional Dome Light Fixture

Recessed Light Fixture

Switched Flood Light

Motion Light

Wall Sconce with fixture- builder's choice

Under Cabinet Lighting per Light- builder's choice

Ceiling Fan Box & Wiring Only (Buyer to provide Fan Fixture)

Ceiling Fan Box & Wiring with Fan Fixture (Builders Selection)

Bathroom Fans

Additional Bathroom Fan/ Light Combo (used when enclosing water closet)

Standard Delta Heat Fan (includes dedicated circuit and switch)

Panasonic Heat Fan (includes dedicated circuit and switch)

Switches & Outlets

Decora Switches - entire home- switches ONLY

Decora Outlets - entire home- outlets ONLY

Electrical Outlet/ Switch (indoor)

Laundry Closet- Door Switch (to control light when opening and closing the doors) (if applicable)

Floor Outlet

Exterior Electrical Outlet

USB Outlet- in place of code outlet

USB Outlet- additional to code outlet

Dimmer Switch- Toggle Style

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~~*Refer to the Specifications Attached to the Purchase and Sales Agreement as Some Options Below Are Standard*~~

Dimmer Switch- Decora Style

5. Electrical- cont.

Dedicated Circuit **(required for any added appliance)**

220v/ 50 AMP Car Charger (wiring and outlet only)

Christmas/ Holiday Outlet Package-(8) outlets & (1) switch

(Top plug of outlet to be controlled by switch in master bedroom. Bottom plug of outlet will not be controlled by the switch.)

a. (1) First outlet- dedicated 120v circuit

b. (7) Remaining outlets

c. (1) Switch

Transfer Switch- (10) set circuits with 1 outside inlet **(needs to be predetermined at electrical walkthrough)**

Transfer Switch- (16) set circuits with 1 outside inlet **(needs to be predetermined at electrical walkthrough)**

Whole house generator interlock with 1 outside inlet (option to select any circuit at any time)

Lamp Post- Wiring Only (does not include post)

Lamp Post- Fully Installed (material and standard post- builder's choice)

Lamp Post Outlet

Notes:

Blank lined area for notes.

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6. Interior Trim & Carpentry

Interior Trim & Carpentry

Door Levers Throughout

Stairs to Second Floor- Square Balusters

Stairs to Basement- Square Balusters

Stafford Casing- 3 1/2" Throughout (**only to be purchased when home has 7 1/4" Speed Base Throughout**)

Upgrade Carpentry Package (3 1/2" Stafford Casing, 7 1/4" Speed Base Throughout)

Mudroom Bench Area- Bench Only- up to 5' in length

Mudroom Bench Area- Bench w/ bead board & hooks- up to 5' in length

Mudroom Bench Area- Bench w/ bead board, hooks & cubbies- up to 5' in length

Dining Room Trim Upgrade (Chair Rail & Panels)

Laundry Room

Beadboard Above Washer & Dryer (when having 3 cabinets over machines)

Beadboard Above Washer & Dryer (when having 2 cabinets over machines and 1 shelf in between cabinets- beadboard to go to ceiling in between wall cabinets)

Ceiling Trim

Location- Crown Molding (**Per Room**)

Kitchen- Island Crown- Traditional Style

Kitchen- Island Crown- Contemporary Style

Location- Coffered Ceiling- Traditional Style (**Per Room**)

Location- Coffered Ceiling- Contemporary Style (**Per Room**)

Interior Doors

Group 1 Interior Door Style- Hollow Core-

2 Panel- Square ; 2 Panel- Arch ; Cheyenne ; 4 Panel Smooth ; 6 Panel Smooth

Group 2 Interior Door Style- Hollow Core-

Lincoln Park ; Livingston ; Logan ; Winslow

(price to reflect cost difference between group 1 and group 2 hollow door styles)

Group 1 Interior Door Style- Solid Core-

2 Panel- Square ; 2 Panel- Arch ; Cheyenne ; 4 Panel Smooth ; 6 Panel Smooth

(price to reflect cost difference from Hollow to Solid Core Upgrade)

Group 2 Interior Door Style- Solid Core-

Lincoln Park ; Livingston ; Logan ; Winslow

(price to reflect cost difference between Group 1 Hollow Doors to Group 2 Solid Door Styles)

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Stonebridge Homes, Inc.- Upgrades List

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6. Interior Trim & Carpentry- cont.

Barn Doors

Barn Door- Unfinished

Barn Door- Painted White

Barn Door- Stained to Match HW Flooring

Misc. Doors

Laundry- Frosted Glass "Laundry" Door

Pantry- Frosted Glass "Pantry" Door

Location- Additional Interior Door (per door)

Location- Single French Door (Interior)

Location- Double French Doors (Interior)

Location- Pocket Door (per door)

Location- Pocket Single French Door

Location- Pocket Double French Door

Location- Enclose Water Closet

Basement Items

Finished Basement- min of 300 sq. ft. required (per Builder's Specs; doesn't include bath or kitchen)

Stairs from 1st Floor to Basement- Hardwood

Basement Plumbing

Vinyl Flooring

Additional Fireplace Options: (add this to the fireplace cost)

Fiber Cement Shiplap- Floor to Ceiling- up to 10' high

Floating Wooden Mantel (installed 18" above fireplace)- Stained to Match Hardwood Flooring

Family Room- Built In Shelving (up to 10' high)- final design TBD- up to 36" wide (per side/ built in)

Family Room- Built In Shelving (up to 10' high)- final design TBD- 37" - 72" wide (per side/ built in)

Notes:

Blank lines for notes.

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7. Painting

Extra Color per room - one coat prime & one coat- flat finish- latex paint

Extra Color per floor- one coat prime & one coat- flat finish- latex paint

Notes:

8. Appliances

Vented Microwave (over the range) to Exterior (under 400 CFM- does not include appliance)

Hood Appliance with Vent to Exterior (under 400 CFM)

Vented Hood (over the range) to Exterior (400-1,000 CFM- does not include appliance)

Vented Hood (over the range) to Exterior (above 1,000 CFM- does not include appliance)

Wall Oven & Microwave (appliances to match standard appliances, cabinet, additional connect)

Deluxe Appliance Package:

- a. Vented Hood (under 400 CFM)
- b. Microwave Drawer
- c. Upgraded Appliances
- d. Kitchen- Upgrade 1 Tile Backsplash

Professional Chef's Kitchen Package:

- a. Vented Hood (under 400 CFM)
- b. Wall Oven & Microwave
- c. Professional Appliances
- d. Upgrade 1 Cabinets
- e. 8' Cabinets w/ Crown
- f. 72" Island w/ One Overhang
- g. Upgraded Kitchen Sink (Undermount Stainless Steel)
- h. Kitchen- Upgrade 1 Tile Backsplash
- i. (5) Under Cabinet Lights

Notes:

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9. Cabinetry - Kitchen

Kitchen Sinks

Kitchen Sink- Bowl and a Half Sink

Kitchen Sink- Large Single Bowl Sink

Kitchen Sink- Farmers Sink- Porcelain- w/ Standard Kitchen Faucet

Kitchen Sink- Farmers Sink- Stainless Steel- w/ Standard Kitchen Faucet

Kitchen- Soap Dispenser (will match kitchen faucet)- **Specify Location- Right or Left of Faucet**

Cabinetry by Merillat

Standard Cabinetry Selection

Styles: Collins & Colony

Stain Color: Clove, Mirage & Twilight

Marlin Style Door: available only in Cotton

Upgrade 1 - Cabinetry Selection

Styles: Marlin, Glen Arbor, Rowan & Spring Valley Square:

Stain Colors: Dusk, Hazelnut, Kona, Natural, Pecan, Sable, Sedona, Toffee,

Paint Colors: Basalt, Chiffon (off white), Cotton (bright white), Graphite, Mist, Nightfall, Shale

Upgrade 2 - Cabinetry Selection

Styles: Fusion, Portrait & Seneca Ridge:

Stain Colors: Dusk, Hazelnut, Kona, Natural, Pecan, Sable, Sedona, Toffee

Paint Colors: Basalt, Chiffon (off white), Cotton (bright white), Graphite, Mist, Nightfall, Shale

Kitchen Cabinetry Options

Kitchen- 8' Cabinets with Crown

Kitchen- 9' Cabinets with Larger Crown

Kitchen- (count) Bank of Drawers (Each)

Kitchen- (count) Floating Shelves (per shelf)

Kitchen- (count) Glass Door (Per Door)

Undermount Wall Cabinet for Microwave

Kitchen Island (includes two pendant lights & additional electrical outlets per code):

Kitchen Island- 48" Cabinets with two overhangs (standard granite selection)

Kitchen Island- 48" Cabinets with two overhangs (upgrade granite selection)

Kitchen Island- 60" Cabinets with two overhangs (standard granite selection)

Kitchen Island- 60" Cabinets with two overhangs (upgrade granite selection)

Kitchen Island- 72" Cabinets with one overhang (standard granite selection)

Kitchen Island- 72" Cabinets with one overhang (upgrade granite selection)

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9. Cabinetry - cont. - Kitchen

Pantry Cabinets w/ Adjustable Shelving

Standard Cabinet Line:

Kitchen Cabinets- 18"- 24" Wide Pantry Cabinet w/ Adjustable Shelves (Standard Cabinet Line)

Kitchen Cabinets- 30"- 36" Wide Pantry Cabinet w/ Adjustable Shelves (Standard Cabinet Line)

Upgrade 1 Cabinet Line:

Kitchen Cabinets- 18"- 24" Wide Pantry Cabinet w/ Adjustable Shelves (Upgrade 1 Cabinet Line)

Kitchen Cabinets- 30"- 36" Wide Pantry Cabinet w/ Adjustable Shelves (Upgrade 1 Cabinet Line)

Upgrade 2 Cabinet Line:

Kitchen Cabinets- 18"- 24" Wide Pantry Cabinet w/ Adjustable Shelves (Upgrade 2 Cabinet Line)

Kitchen Cabinets- 30"- 36" Wide Pantry Cabinet w/ Adjustable Shelves (Upgrade 2 Cabinet Line)



Painted or Stained to Match Cabinet Finish



Wood Hood w/ Blower:

Kitchen- (count) Roll-Outs (Per Roll-Out):

(includes Vent to Exterior, under 400CFM)



Tray Divider- Wire:



Tray Divider- Rollout:



Utensil Pullout (Base Cabinet):



Spice Rack Pullout (Base Cabinet):



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Wine Rack- (similar to attached photo):
Single X w/ Glass Door above and Stem Glass Holder on Bottom of Cabinet

9. Cabinetry - cont. - Bathrooms

Bathrooms:

Bathroom Vanities: (standard height vanity- 31 ½" --- comfort height vanity- 34 ½")

Location- Comfort Height Bathroom Vanity- up to 48" in length

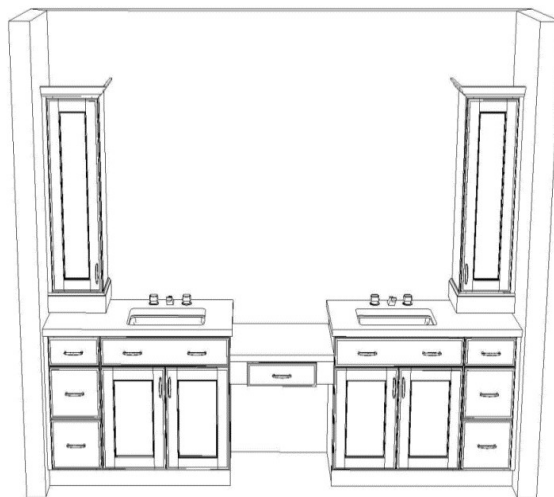
Location- Comfort Height Bathroom Vanity- 49"-60" in length

Location- Comfort Height Bathroom Vanity- 62" + in length

Luxury Master Bath Vanity Package Includes:

- a. (3) Small Recessed Lights (wiring and install of lights and switch)
- b. (2) Wall Sconces (builder selection)
- c. Custom Soffit
- d. Framed Mirrors
- e. Double Bowl Vanity w/ Make Up Area Between Sinks and (2) Counter Top Cabinets on Vanity Ends
(see attached 3D rendering for design)
(final measurements are determined from field measure)

This is standard cabinetry and standard granite.



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9. Cabinetry - cont. - Laundry

Laundry

Laundry Closet Cabinets (2 Wall Cabinets, no shelf- similar to attached photo)
Laminate Cabinets- in White or Grey

Laundry Closet Cabinets (2 Wall Cabinets, no shelf- similar to attached photo)
Upgrade 1 Cabinets

Laundry Closet Cabinets (3 Wall Cabinets, no shelf)
Laminate Cabinets- in White or Grey

Laundry Closet Cabinets (3 Wall Cabinets, no shelf)
Upgrade 1 Cabinets

Countertops for Laundry

Laminate:

Granite- Level 1:

Granite- Level 2:



Notes:

Stonebridge Homes, Inc.- Upgrades List

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11. Flooring & Tile

Carpet

Master Bedroom/ Family/ Living Room- Upgraded Carpet

Additional Bedroom/ Study- Upgraded Carpet

Master Bedroom/ Family/ Living Room- Berber Carpet

Additional Bedroom/ Study- Berber Carpet

Staircase- Berber Carpet

Hardwood

Foyer

Kitchen

Dining Room

Family Room/ Great Room- Hardwood

Study- Hardwood

Stairs- 1st to 2nd Floor- Hardwood

2nd Floor Hallway- Hardwood

2nd Floor Loft Area- Hardwood

Master Bedroom

Room Count- Additional Bedroom- Hardwood

Vinyl Flooring

Basement- Vinyl Flooring

Floor Tile

Location- Upgrade 1 Floor Tile (per bathroom or laundry room)

Location- Upgrade 2 Tile (per bathroom or laundry room)

Location- Upgrade 3 Tile (per bathroom or laundry room)

Tile Shower Walls (for showers up to 5' in length)

Bathroom- Standard Tile- Shower Walls (tile size 12" x 12") w/ Fiberglass Pan (includes two shower shelves)

Bathroom- Upgrade 1 Tile- Shower Walls w/ Fiberglass Pan (includes two shower shelves)

Bathroom- Upgrade 2 Tile- Shower Walls w/ Fiberglass Pan (includes two shower shelves)

Bathroom- Upgrade 3 Tile- Shower Walls w/ Fiberglass Pan (includes two shower shelves)

Bathroom- Tile Shower- Tile Accent Strip- 1 Strip at Eye Level

Bathroom- Tile Shower- Tile Accent Strip- 1' Wide on Plumbing Wall

Additional Shower Options

Bathroom- Shower Niche

Bathroom- (Count)- Additional Corner Shower Shelf

Bathroom- Floating Corner Shower Seat

Bathroom- (Count)- Shower Grab Bar (hardware finish to match plumbing fixtures)

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Bathroom- Mosaic Tile Shower Floor

11. Flooring & Tile- cont.

Kitchen Tile Backsplashes

Upgrade 1 (from builder's selections)

Upgrade 2 (from builder's selections)

Herringbone Pattern- Behind Range ONLY

Notes:

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12. Landscaping/Stone/Paving

Paving Addt'l Areas (one coat approx. 2" - doesn't include addt'l fill if needed)

Brick Walkway/Brick Patio

Lamp Post- Wiring Only (does not include post)

Lamp Post- Fully Installed (material and standard post- builder's choice)

Stone Wall

Stone Veneer on House

Landscaping Up-Lighting (6 lights & 1 transformer)

Front & Side Yard Irrigation System (up to 15 heads)

Irrigation System to cover Front, Side, & Back Yard (up to 25 heads)

Notes:

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