



Nolan Construction LLC
Powder Ridge Subdivision
Luxury Home Specifications

Exteriors

Driveways	Asphalt
Front Entry Door	Raised 6 Panel Insulated Door
Color	Interior: Wall Color, Exterior: Trim Color
Garage/Door	16x8 Raised panel insulated Door per plan w/ GDO
Gutters	Continuous Aluminum front elevation and back deck
Landscaping	Optional
Lighting	
Garage	2 Carriages
Entry	Surface Mount
Rear	Surface Mount
Paint	Sherwin Williams latex
Roofing Materials	Architectural grade Markley 35 year/3 tab/235lbs
Siding	
Front elevation	LAP Siding - 7/16 X 8
Side & Rear	Vertical 4" or 8" Smart Panel OSB
Walkways & Patio/Decking	Wood deck 10x12 and cement walkway
Windows	Vinyl dual pane with screens& gridded Front elevation

Interiors

Kitchen

Appliances	General Electric Profile series
Microhood	General Electric Stainless Steel
Range/Oven	General Electric Gas/ stainless steel
Dishwasher	General Electric stainless steel
Cabinets	Oak Or Maple Raised Panel
Countertops	Solid Surface Granite with matching 5inch backsplash
Faucet	Moen 7385 chrome pull out
Flooring	Khars Oak engineered Hardwood
Ice Maker Line	Plumbing for icemaker is standard
Lighting	5 - 6 Recessed Cans w/ white trim
Sink	Moen Stainless Steel



Powder Room

Accessories	Chrome Towel Ring
Cabinet	American Standard Pedestal sink or Raised panel Oak Vanity
Countertop	Formica laminates with oak self-edge
Door Hardware	Privacy lock
Faucet	Delta: Model 3523 SHP or Moen L4621 chrome
Flooring	Vinyl - Armstrong Performer
Lighting	24" light bar
Mirror	Sized to vanity
Lav	Kohler China Lav in vanity cabinet or Pedestal Sink
Toilet	American Standard or Toto

Master Bath Room

Accessories	Chrome towel bar
Cabinet	Raised Panel Oak or Maple Vanity finished at 36inches
Countertop	Tile top and backsplash
Door Hardware	Privacy lock
Faucets	Delta: Model 2521/ or Moen L4621 chrome
Shower faucet	Moen: posi tempT2303
Flooring	Tile floor cover matching tub deck
Lighting	Light bar - sized to vanity
Mirror	Sized to vanity
Lav	Kohler China Lavs
Toilet	American Standard or Toto
Shower	48x36 one piece Lasco shower with tempered glass door
Tub	36X60 Jetted Tub on tiled tub deck per plan

Main Bath Room

Accessories	Chrome towel bar
Cabinet	Raised Panel Oak Or Maple Vanity
Countertop	Laminate with matching oak or maple self-edge/backsplash
Door Hardware	Privacy lock
Faucet	Delta: Model 2521/ or Moen 4935 chrome
Flooring	Vinyl Armstrong Performer
Lighting	Light bar - sized to vanity
Mirror	Sized to vanity
Lav	Kohler China Lav
Toilet	American Standard or Toto
Tub	Five foot One piece fiberglass tub
Closets	
Shelving	Rod & Painted Wood shelves



Doors	Bi-Fold raised panel
Door Hardware	
Front Door exterior	Dull Chrome Lever Handle
Front Door interior	Dull Chrome Orbits
Electrical	
Cable Outlets	Family Room, all bedrooms, and kitchen
Meter Size	200 AMP service
Smoke & CO Detector	Every bedroom & each floor hard wire with battery backup
Switches	White Standard
Telephone Outlets	Kitchen and all bedrooms
Fireplace	Hear and Glow 36 inch gas
Type	Gas Direct Vent
Facing/Hearth	Granite Tile with painted wood mantel, skirt and legs
Flooring	
Carpet & Pad	Upgraded Shaw Carpet on 6 pound pad 6 pound pad
Entry	Oak or Maple Hardwood or Tile
Heating	
Furnace 5 Star	97% efficiency sized to energy code
Hot Water	Gas - 65 Gallon
Thermostat	Energy efficient setback programmable
Five Star Insulation	R 21 Walls
	R45 Ceilings
Lighting	
Fixtures	Buyer's choice from lighting contractor of dining room, bedroom, family room and nook fixtures
Millwork	
Doors	Four or Six panel Elite doors
Molding	2 ¼ "Colonial painted white base/case
Stairways	Painted open picket hand rail
Windows	Painted wood sill and apron on first and second floor levels
Paint	
Interior	Sherwin-Williams latex
Plumbing	
Hose bibs	One in front, one in rear
Piping	Copper/pex
Incoming lines	PVC
Waste lines	
Wallboard	
Texture	Orange Peel