

Madison Area Executive Inclusions*

All Homes are Built Within Focus on Energy New Home Standards



Construction Inclusions

Poured walls with Form-a-Drain 9' tall x 8" thick
Horizon Foundation Finishing System
1" rigid foundation insulation from footing to the top of the foundation wall
Foundation waterproofing (15 yr. minimum product warranty)
3-Car side entry garage per plan
Two 32"x 16" vinyl basement windows with area wells and screens
Sump pump/drain tile per required code
11-7/8 I-Joist floor joists (minimum)
High performance 3/4" tongue and groove floor sheathing
2" x 6" 16" O.C. exterior wall framing
OSB sheathing at house exterior walls
Tyvek house wrap at house and garage exterior walls
Andersen 400 wood clad windows w/ screens, low-E-glass, and internal window grilles complete
Andersen wood clad patio door w/ screen, low-E-glass, and grilles
Engineered steel beams and columns
Engineered roof trusses 24" O.C.
1/2" OSB roof sheathing with H-clips
Certaineed lifetime dimensional shingles with #15 felt and ridge vents
R-50 blown ceiling insulation, where possible
R-23 blown in blanket (BIB) wall insulation
Box sills insulated with R-19.8 average closed cell foam and wrapped over sill to seal house to foundation
Rough and finish clean-up

Exterior Inclusions

James Hardie climate engineered cement board siding with premium caulk
James Hardie trim, fascia and soffits
Natural thin-cut stone veneer per plan
Baked enamel colored valleys to complement shingle color
6-panel Fiberglass Front entry door including sidelights
Andersen full view maintenance free combination storm door
16x8 and 9x8 Raised Panel (2283 & 4283) or Stamped Carriage (5283 & 5983) insulated CHI double sided steel door
(2) LiftMaster Premium Series 87504 1/2HP wifi-enabled door openers w/(2) transmitters, and keyless entry
Maintenance free seamless colored gutters with 4" downspouts
2 Exterior hose bibs
2 exterior GFCI outlets
Front and rear doorbells
Exterior painting and staining (1) color trim, (1) color siding

Interior Inclusions

95% Energy efficient furnace
14-SEER or greater energy efficient central air
Honeywell programmable thermostat
Media air cleaner with (1) extra filter
High-low air returns
75 gallon power vent gas water heater

Broan humidity sensors per Focus on Energy requirements
Water/ice maker line to refrigerator
Rough-in for future full bath in basement
Shut-off valves at all water fixtures
Posi-Temp shower valves
Electric for dryer and range
200 Amp electric service
Structured wiring package
Smoke detectors per code
One Carbon monoxide detector per floor (including basement)
Ultra-quiet bathroom exhaust fans per code
ISE Badger 1 garbage disposal
Kohler series chrome faucets in all baths
Kohler whirlpool tub w/ceramic tile deck in master bath
Kohler shower pan with ceramic tile walls to 7'6" height at master bathroom shower
Tub/shower modules at main bathroom(s)
Chrome frame with clear glass shower door in master bath
Kohler series elongated comfort height water conserving toilets
Kohler Chrome kitchen faucet w/ pullout sprayer
Kohler bathroom sinks (where applicable)
Granite/Quartz countertops with undermount sink at kitchen
Granite/Quartz countertops with Kohler Caxton undermount sink at master and main bathrooms
Granite/Quartz countertops with Mustee 10 drop-in sink at laundry room
Toilet paper holder and 24" towel bar included in each bathroom
Interior trim package to be poplar if stained and MDF if painted
Interior doors to be poplar if stained and primed engineered wood if painted
Crown molding at dining room
DuraSupreme painted or stained cabinetry in full overlay door style with concealed hinges and full extension dove tail drawers with softclose
Custom kitchen cabinet layout with built-in appliances per plan
Choice of painted or stained interior trim package
Choice of 10 unfinished solid wood floors or a variety of pre-finished engineered floors at foyer, front hall, kitchen, dinette, rear hall and powder room (if applicable)
Ceramic tile flooring at master bath, main bath, and laundry room
Classic poplar stair parts
Wood window jambs, sills, and casing of windows
Painting of interior ceilings and walls (2) colors on walls
Mirrors above all vanities excluding pedestal sinks where applicable
Schlage hardware per model including deadbolts (4 colors)
Cabinetry hardware per model
Orange peel drywall texture-ceilings and walls
Square corners complete
Fireplace insert Heatilator Novus NDV36-IFT direct vent fireplace
Natural thin-cut stone face veneer to crown mantle, flush stone hearth

Allowances Included

Carpeting allowance
Appliance allowance
Light fixture allowance



*Executive inclusions are subject to change without notice.

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