

Madison Area Standard Inclusions*

All Homes are Built Within Focus on Energy New Home Standards



Construction Inclusions

Poured walls with Form-a-Drain 8' tall x 8" thick
Insulcrete/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 front 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
Premium vinyl windows w/screens, low-E-glass, and internal window grilles per plan
Premium vinyl patio door w/ screen, low-E-glass, and grilles per plan
Engineered steel beams and columns
Engineered roof trusses 24" O.C.
1/2" OSB roof sheathing with H-clips
CertainTeed lifetime dimensional shingles with #15 felt and ridge vents
R-50 blown ceiling insulation, where possible
R-19 batt wall insulation
R-38 batts at GULA if applicable per model
Closed cell foam insulation at box sills

Exterior Inclusions

James Hardie climate engineered cement board siding with premium caulk
James Hardie trim, fascia and soffits
Baked enamel colored valleys to complement shingle color
6-panel Steel front entry door with sidelights per plan
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 aluminum gutters with 4" downspouts
2 Exterior hose bibs
2 exterior GFCI outlets
Front and rear doorbells
Exterior painting and staining (1) color trim and (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
50 gallon power vent gas water heater
Water/ice maker line to refrigerator
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
Broan humidity sensors per Focus on Energy requirements
One Carbon monoxide detector per floor (including basement)
Ultra-quiet bathroom exhaust fans per code
ISE Badger 1 garbage disposal
GE Dishwasher
GE space saver over the range microwave vented to exterior
Kohler series chrome faucets in all baths
Aker shower / tub modules per plan
Kohler series elongated comfort height water conserving toilets
Kohler 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 at all countertop locations per model
Marsh Maple, full overlay cabinetry with soft close, dovetail, construction, full extension and crown moulding (painted or stained)
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
Closets with 5 shelves or single shelf and pole per model
Half-walls with wood caps at stairs per model
Drywall return windows with pre-finished poplar sills
Painted walls and ceiling includes (1) color
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
Fireplace finish is tile faced with flush tile hearth and maple crown mantle

Allowances Included

Carpeting allowance
Luxury Vinyl (LVT/LVP) allowance
Light fixture allowance



*Standard inclusions are subject to change without notice.

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