

# M Series Inclusions

## Only with King's Court Builders

- Two-year in-house builder warranty
- Full landscape package including plantings, parkway trees and fully sodded yard
- 12' x 12' concrete patio with wolmanized steps
- Nest thermostat(s)
- All stick-built construction 16" on center – no trusses or prefab walls

## Protecting Your Family from the Elements

- Lindsay Earthwise vinyl single-hung or casement windows and sliding glass door per plan featuring:
  - Soft coat two-layer silver Low E double strength insulated glass with energy saving Argon gas
  - Screens throughout and internal grilles on front elevation
  - Fiberglass reinforced locking rails
  - Composite lock and tilt latches
  - Full length beveled screen track for an enhanced exterior appearance
  - Locally manufactured in Illinois
- Select from six front entry door units
- 3/4" tongue and groove OSB subflooring, glued, nailed and screwed
- Owens Corning Oakridge Series lifetime architectural asphalt roof shingles
- Brick and/or stone front elevation per plan with address marker
- JamesHardie fiber cement horizontal, vertical and shake shingle siding (per plan) and soffit with 30-year warranty plus fascia and trim with 15-year warranty, all with ColorPlus technology carrying a 15-year warranty (all warranties are non-prorated)
- Tyvek HomeWrap
- Aluminum gutters and downspouts

## The Finishing Touches

- Nine foot First Floor ceilings
- Extended tray ceiling in Master Bedroom
- Custom milled stained poplar staircase(s) and balusters per plan
- Select from five 6'8" painted solid core interior door designs
- 7'8" tall painted cased openings on First Floor
- 4-1/4" tall painted baseboards and 3" wide casing throughout home
- Painted bench with hooks on beadboard lockers per plan
- Choice of one paint color for walls and one color for ceilings (assuming one coat coverage)
- Select from six Schlage front entry handlesets in satin nickel
- Schlage Plymouth or Georgian series interior door hardware in satin nickel
- One row of unlimited slide wire shelving in all closets except linen closets and pantry which include four tight mesh shelves

## The Heartbeat of the Home (Kitchen)

- GE Appliance package including stainless steel 36" five burner cooktop with chimney style hood vented to the exterior, built-in double oven, built-in microwave and dishwasher
- Brakur custom-built cabinets with Group 2 door style, 42" upper cabinets with 3-5/8" crown moulding and soft close doors and drawers
- Select from several colors of 3cm thick quartz or ten colors of 3cm thick granite countertops
- Five recessed can lights off two switches
- One light opening over island off separate switch
- Elkay Dayton double bowl stainless steel undermount sink
- Moen Method chrome one-handed pullout faucet
- Garbage disposal
- Water line for refrigerator (final hook-up by homeowner)

## Let's Get Refreshed (Bathrooms)

- **Cabinets:** Brakur custom-built cabinets with Group 2 door style, raised height vanity and soft close doors and drawers
- **Countertops:** Select from several colors of 3cm thick quartz or ten colors of 3cm thick granite countertops with ProFlo undermount sink
- **Tub and Shower (Master Bath):**
  - Oasis fiberglass oversized soaking tub and a 48" x 48" fiberglass shower base plus carpenter-built seat with ceramic surround and semi-frameless shower door with 3/16" thick clear glass swing door and panel(s)
- **Tub and Shower (Secondary baths):**
  - Sterling All Pro Vikrell tub with ceramic surround in at least one bath
  - 48" x 34" fiberglass shower base with ceramic surround and semi-frameless 3/16" thick clear glass bypass shower door in remaining private baths
- **Faucets:** Moen Brantford or Eva 4" centerset in chrome
- **Toilets:** Mansfield Alto elongated front SmartHeight toilet (Master Bath and Powder Room) and Mansfield Alto round front toilets (Secondary Baths)
- **Mirrors:** 42" high mirrors over vanities

## Surfaces (Flooring)

- 5" wide pre-finished engineered wood flooring in Foyer, First Floor Hallway, Kitchen, Breakfast, Powder Room, and Mudroom per plan
- Ceramic flooring in Laundry and full Bathrooms
- Carpeting with stain protection over 1/2" 4 lb. bonded padding in remaining areas

### **Somebody's Gotta Do It (Laundry)**

- Wall-mounted laundry tub with Moen Chateau faucet
- Hookup for washer and gas dryer

### **Coziness (Fireplace)**

- Heat & Glo SL-7 direct vent gas fireplace with granite surround and flush hearth
- Painted custom-built wood mantle surround

### **Lighting, Electrical and Low Voltage**

- Lighting allowance of \$2,000
- Wiring for and installation of homeowner provided ceiling fan/lights in Family Room and Bedrooms
- One Cat-6 phone/data jack
- Four RG-6 cable TV jacks
- Two exterior GFI electrical outlets
- Tamper proof outlets in Bedrooms

### **Basement**

- Full Basement (partial crawl space on ranch plan) with 9' wall height (8' foundation wall plus 1' knee wall or 9' foundation wall per plan)
- Concrete walls are reinforced with rebar and have a 10-year waterproofing warranty
- Large escape window with insulated glass per plan

### **Energy Efficiency**

- R-15 high-density batts in 2 x 4 exterior walls and R-21 high-density batts in 2 x 6 exterior walls
- R-38 attic insulation and R-30 insulation on any shared ceiling/roofline
- R-30 batts plus 1" R-5 rigid insulation in garage ceilings with living space above
- R-11 interior wall blanket on top 4' of foundation
- R-42 sealing attic access panel(s)
- Spray foam around any pipe that penetrates an exterior wall
- Top and bottom plates are caulked
- Home is blower door tested for tightness of building envelope

### **Stuff Guys Tend to Ask About (Mechanicals)**

- 92% AFUE rated direct vent furnace(s) with quiet, energy-efficient ECM motor
- 13 SEER energy-efficient, environmentally friendly central air conditioning unit(s)
- 50-gallon direct vent water heater
- Aprilaire humidifier(s) with digital controls
- Honeywell mechanical fresh air intake system
- Exhaust fans in Bathrooms
- Zoeller high capacity sump pump (total of 50 gallons per minute)
- Two exterior frost proof water spigots
- Smoke detectors and carbon monoxide detectors per code
- Passive radon mitigation system
- Solid ducting of cold air returns

### **Garage, Driveway and Sidewalks**

- 3 or 4-car garage per plan, drywalled and fire taped
- 8' tall shaker style or raised panel steel garage doors and two 1/2 HP Lift Master chain drive openers with one transmitter for each parking space and exterior keypad
- Concrete driveway that extends from brickmould to brickmould
- 4' wide concrete service walk with flared end and concrete public walks per code

### **Additional Inclusions for Homes in The Ponds at Ashwood Park South**

- Marvin Integrity Wood-Ultrex double-hung or casement windows and sliding glass door per plan (in lieu of Lindsay Earthwise Vinyl Windows) featuring:
  - Ultrex, a pultruded fiberglass, is 8 times stronger than vinyl
  - LoE2-272 insulated glass with energy saving Argon gas
  - Screens throughout and internal grilles on front elevation
  - Choice of 6 exterior colors
- Security System
- Brick Returns
- 2<sup>nd</sup> Zoeller high capacity sump pump (total of 50 gallons per minute)



# Q Series Inclusions

## Only with King's Court Builders

- Two-year in-house builder warranty
- Marvin-Integrity Wood-Ultrex Windows
- Interior wall sound insulation around Bathrooms, Bedrooms, horizontal, and vertical plumbing lines
- Full landscape package including plantings, parkway trees and fully sodded yard
- Lawn irrigation system
- Patio allowance of \$4,000
- Nest thermostat(s)
- All stick-built construction 16" on center – no trusses or prefab walls
- 3/4" tongue and groove Advantech subflooring glued, nailed and screwed

## Protecting Your Family from the Elements

- Marvin Integrity Wood-Ultrex double-hung or casement windows and sliding glass door per plan featuring:
  - Ultrex, a pultruded fiberglass, is 8 times stronger than vinyl
  - LoE2-272 insulated glass with energy saving Argon gas
  - Screens throughout and internal grilles on front elevation
  - Choice of 6 exterior colors
- Front entry door unit allowance of \$2,000
- Owens Corning Oakridge Series lifetime architectural asphalt roof shingles
- Brick and/or stone front elevation per plan with address marker
- JamesHardie fiber cement horizontal, vertical and shake shingle siding (per plan) and soffit with 30-year warranty plus fascia and trim with 15-year warranty, all with ColorPlus technology carrying a 15-year warranty (all warranties are non-prorated)
- Tyvek HomeWrap
- Aluminum gutters and downspouts

## The Finishing Touches

- Nine foot First Floor ceilings
- Extended tray ceiling in Master Bedroom and step ceilings in secondary Bedrooms
- Decorative ceiling in Dining Room
- Custom milled stained poplar staircase(s) with enlarged starter step on non-curved staircases and full volutes on curved staircases per plan with iron balusters
- Select from five 7'8" painted solid core interior door designs
- 7'8" tall painted cased openings on First Floor
- 5" tall painted baseboards and 3" wide casing throughout home
- 5-1/4" painted crown moulding in Dining Room
- Painted bench with hooks on beadboard lockers per plan
- Painted decorative header over the front door
- Choice of one paint color for walls and one color for ceilings (assuming one coat coverage)
- Select from six Schlage front entry handlesets in satin nickel
- Choice of several Schlage interior door knobs/levers in satin nickel
- One row of unlimited slide wire shelving in all closets except linen closets and pantry which include five tight mesh wire shelves

## The Heartbeat of the Home (Kitchen)

- Appliance allowance of \$7,500
- Brakur custom-built cabinets with Group 2 door style, 42" upper cabinets with 3-5/8" crown moulding, and soft close doors and drawers
- Group 1 granite or quartz countertops (3 cm thick)
- Backsplash allowance of \$1,500
- Six recessed can lights off three switches
- Two light openings over island off separate switch
- Elkay Dayton double-bowl stainless steel undermount sink

- Kohler Cruette high-arch polished chrome faucet with pull-down sprayer
- Garbage disposal
- Water line for refrigerator (final hook-up by homeowner)

## Let's Get Refreshed (Bathrooms)

- **Cabinets:** Brakur custom-built cabinets with Group 2 door style, raised height vanity and soft close doors and drawers
- **Countertops:** Group 1 granite or quartz vanity tops (3 cm thick) with ProFlo undermount sinks
- **Tub and Shower (Master Bath):**
  - Oasis fiberglass oversized soaking tub and a 48" x 48" poured mud shower base plus carpenter-built seat with ceramic surround, two corner shelves, and frameless 3/8" thick clear glass swing shower door and panel(s)
- **Tub and Shower (Secondary Baths):**
  - Sterling All Pro Vikrell tub with ceramic surround in Jack 'n Jill Bath (or at least one private bath)
  - 60" x 34" fiberglass shower base with ceramic surround and semi-frameless 3/16" thick clear glass bypass shower door in remaining private baths
- **Faucets:** Kohler Devonshire 4" centerset in polished chrome
- **Toilets:** Kohler Highline Comfort Height elongated toilets (Master Bath and Powder Room) and Kohler Wellworth round front toilets (Secondary Baths) all with Quiet-Close seats and Class Five flush technology
- **Mirrors:** 42" high mirrors over vanities

### **Surfaces (Flooring)**

- 5" wide scraped pre-finished engineered flooring with flush mount vents in choice of four wood species in Foyer, First Floor Hallway, Kitchen, Breakfast, Dining Room, Powder Room, and Mudroom per plan
- Choice of approximately forty 12" x 24", 18" x 18", or 7" x 24" ceramic and/or porcelain tiles in Laundry Room and full Bathrooms
- Choice of a plush nylon, low pile pattern, or multi-color carpet with stain protection over 1/2" 6 lb. bonded padding in remaining areas

### **Somebody's Gotta Do It (Laundry)**

- Brakur Group 2 base cabinet, laminate countertop with drop-in sink, Moen Chateau faucet and 5' of 36" tall upper cabinets
- Hookup for washer and gas dryer

### **Coziness (Fireplace)**

- Heat & Glo SL-7 direct vent gas fireplace with granite surround and flush hearth
- Painted custom-built floor to ceiling wood mantle surround

### **Lighting, Electrical and Low Voltage**

- Lighting allowance of \$4,000
- Wiring for and installation of homeowner provided ceiling fan/lights in Family Room, Library and Bedrooms
- Recessed can lights in hallways
- Decora light switches throughout
- One Cat-6 phone/data jacks
- Five RG-6 cable TV jacks
- Two exterior GFI electrical outlets
- Tamper proof outlets in Bedrooms

### **Basement**

- Full Basement (partial crawl space on ranch plan) with 9'6" wall height (8' foundation wall plus 1'6" knee wall or 9'6" foundation wall per plan)
- Concrete walls are reinforced with rebar and have a 10-year waterproofing warranty
- Large escape window with insulated glass per plan

### **Energy Efficiency**

- R-15 high-density batts in 2 x 4 exterior walls and R-21 high-density batts in 2 x 6 exterior walls
- R-38 flat and slope ceiling insulation
- R-11 foundation wall blanket insulation
- R-42 sealing attic access panels per plan
- Fully insulated garage including R-13 batts in 2 x 4 walls, R-19 batts in 2 x 6 walls and ceilings below unconditioned spaces, R-38 batts plus R-5 sheathing in ceilings below conditioned spaces
- 1" of closed cell spray foam insulation plus R-13 fiberglass batt at Basement to First Floor and First Floor to Second Floor rim joists
- Spray foam around any pipe that penetrates an exterior wall
- Top and bottom plates are caulked
- Home is blower door tested for tightness of building envelope

### **Stuff Guys Tend to Ask About (Mechanicals)**

- 95% AFUE rated direct vent two stage furnace(s) with quiet, energy-efficient ECM motor
- 13 SEER energy-efficient, environmentally friendly central air conditioning unit(s)
- 75-gallon direct vent high-efficiency water heater
- Three piece underground rough-in plumbing for future Bath
- Honeywell F100 media whole-house air cleaner(s)
- Aprilaire humidifier(s) with digital controls
- Honeywell mechanical fresh air intake system
- Exhaust fans in Bathrooms
- Zoeller high capacity sump pump (total of 50 gallons per minute)

- Two exterior frost proof water spigots
- Smoke detectors and carbon monoxide detectors per code
- Passive radon mitigation system
- Solid ducting of cold air returns

### **Garage, Driveway and Sidewalks**

- Fully insulated 3 or 4-car garage per plan with finish taped and painted drywall
- 8' tall insulated shaker style or raised panel steel garage doors with decorative glass inserts, two 1/2 HP Lift Master belt drive openers with one transmitter for each parking space, and exterior keypad
- Concrete driveway with curb cut, that extends from brickmould to brickmould
- 4' wide concrete service walk with flared end and concrete public walks per code

### **Additional Inclusions for Homes in The Ponds at Ashwood Park South**

- Security System
- Brick Returns
- 2<sup>nd</sup> Zoeller high capacity sump pump (total of 50 gallons per minute)



# K Series Inclusions

## Only with King's Court Builders

- Two-year in-house builder warranty
- Ten foot First Floor ceilings
- Marvin-Integrity Wood-Ultrex Windows
- Interior wall sound insulation around Bathrooms, Bedrooms, and horizontal plumbing lines plus cast iron vertical drops
- Full landscape package including plantings, parkway trees and fully sodded yard
- Lawn irrigation system
- Patio allowance of \$6,000
- Nest thermostat(s)
- All stick-built construction 16" on center – no trusses or prefab walls
- 3/4" tongue and groove Advantech subflooring glued, nailed and screwed

## Protecting Your Family from the Elements

- Marvin Integrity Wood-Ultrex double-hung or casement windows and sliding glass door per plan featuring:
  - Ultrex, a pultruded fiberglass, is 8 times stronger than vinyl
  - LoE2-272 insulated glass with energy saving Argon gas
  - Screens throughout and internal grilles on front elevation
  - Choice of 6 exterior colors
- Front entry door unit allowance of \$3,000
- Owens Corning TruDefinition Duration lifetime architectural asphalt roof shingles
- Brick and/or stone front elevation per plan with address marker
- JamesHardie fiber cement horizontal, vertical and shake shingle siding (per plan) and soffit with 30-year warranty plus fascia and trim with 15-year warranty, all with ColorPlus technology carrying a 15-year warranty (all warranties are non-prorated)
- Tyvek HomeWrap
- Aluminum gutters and downspouts

## The Finishing Touches

- Extended tray ceiling in Master Bedroom and volume ceilings in secondary Bedrooms
- Decorative ceiling in Dining Room
- Custom milled stained poplar staircase(s) with enlarged starter step on non-curved staircases and full volutes on curved staircases per plan with iron balusters
- Select from five 8' painted solid core interior door designs on first floor, 6'8" on second floor
- 8' tall painted cased openings on First Floor
- 7-1/4" tall painted baseboards and 3-1/2" wide painted casing throughout home
- 5-1/4" painted crown plus crown enhancer in Dining Room and Library
- Painted lockers with dividers and stained bench per plan
- Painted decorative header over the front door
- Choice of up to three paint colors for walls and one color for ceilings (assuming one coat coverage)
- Select from six Schlage front entry handlesets in your choice of finish
- Choice of several Schlage interior door knobs/levers in satin nickel
- Master Bedroom closet allowance of \$2,500
- Secondary Bedrooms and coat closets include one row of unlimited slide wire shelving, linen closets and pantry include five tight mesh shelves

## The Heartbeat of the Home (Kitchen)

- Appliance allowance of \$10,000
- Brakur custom-built cabinets with Group 3 door style, 48" upper cabinets with 3- 5/8" crown moulding, soft close doors and drawers, 2 glass doors and a 4-drawer bank in butler's pantry
- Group 1 granite or quartz countertops (3 cm thick)
- Backsplash allowance of \$2,000
- LED under cabinet lighting in kitchen and butler pantry
- Eight can lights off three switches
- Two light openings over island off separate switch
- Elkay Harmony stainless steel undermount sink with 10" and 7-1/2" deep bowls
- Kohler Simplice chrome faucet with pull-down sprayer
- Garbage disposal
- Water line for refrigerator (final hook-up by homeowner)

## Let's Get Refreshed (Bathrooms)

- **Cabinets:** Brakur custom-built cabinets with Group 3 (Master Bath and Powder Room) and Group 2 (Secondary Baths) door style, raised height vanity, soft close doors and drawers, and 3 drawer bank per plan
- **Countertops:** Group 1 granite or quartz vanity tops (3 cm thick) with Kohler Caxton undermount sinks
- **Tub and Shower (Master Bath):**
  - Freestanding tub and walk-in shower with poured mud base, ceramic surround, carpenter-built seat, two corner shelves, and frameless 3/8" thick clear glass swing shower door and panel(s).
  - Kohler Devonshire wall-mounted shower head and separate valve with personal spray on slide bar
  - Volume ceiling with skylight
  - Hot water return line with recirculating pump

- **Tub and Shower** (Secondary Baths):
  - Sterling All Pro Vikrell tub with ceramic surround in Jack 'n Jill bath (or at least one private bath)
  - Kohler Archer 60" x 36" fiberglass shower base with ceramic surround and semi-frameless 3/16" thick clear glass bypass shower door in remaining private baths
- **Faucets:** Kohler Devonshire 8" widespread (Master Bath and Powder Room) and 4" centerset (Secondary Baths) in polished chrome
- **Toilets:** Kohler Highline Comfort Height elongated toilet (Master Bath and Powder Room) and Kohler Wellworth (Secondary Baths) elongated toilets with Quiet-Close seat and Class Five flush technology
- **Mirrors:** 42" high beveled mirrors over vanities

### Surfaces (Flooring)

- 5" wide smooth pre-finished engineered maple flooring with flush mount vents in choice of four color options in Foyer, First Floor Hallways, Kitchen, Breakfast, Powder Room, Dining Room, Living Room, Library and Mudroom per plan
- Choice of approximately fifty 12" x 24", 18" x 18", or 7" x 24" designer inspired ceramic and/or porcelain tiles in laundry room and full bathrooms
- Choice of Anso nylon plush or low pile pattern, or multi-color fleck carpet with stain protection over 1/2" 8 lb. bonded padding in remaining areas

### Somebody's Gotta Do It (Laundry)

- Brakur Group 2 base cabinet, Group 1 granite or quartz countertop (3 cm thick), Sterling Latitude undermount sink, Kohler Simplice faucet with pull-out sprayer and 36" upper cabinets with 3-5/8" crown moulding per plan
- Hookup for washer and gas dryer

### Coziness (Fireplace)

- Heat & Glo 6000C direct vent gas fireplace with granite surround and flush hearth
- Painted custom-built floor to ceiling wood mantle surround

### Lighting, Electrical and Low Voltage

- Lighting allowance of \$6,000
- Wiring for and installation of homeowner provided ceiling fan/lights in Family Room, Library and Bedrooms
- Recessed can lights in hallways
- Decora light switches throughout
- One Cat-6 phone/data jacks
- Five RG-6 cable TV jacks
- Two exterior GFI electrical outlets
- Tamper proof outlets in Bedrooms
- Termination hub in Basement to organize low voltage wiring

### Basement

- Full Basement with 10'6" wall height (9' foundation wall plus 1'6" knee wall or 10' foundation wall plus 6" knee wall per plan)
- Concrete walls are reinforced with rebar and have a 10-year waterproofing warranty
- Large escape window with insulated glass per plan

### Energy Efficiency

- R-15 high-density batts in 2 x 4 exterior walls and R-21 high-density batts in 2 x 6 exterior walls
- R-50 flat ceiling insulation
- R-38 slope ceiling insulation
- R-11 foundation wall blanket insulation
- R-42 sealing attic access panels per plan
- Fully insulated garage including R-13 batts in 2 x 4 walls, R-19 batts in 2 x 6 walls and ceilings below unconditioned spaces, R-38 batts plus R-5 sheathing in ceilings below conditioned spaces
- 1" of closed cell spray foam insulation plus R-13 fiberglass batt at Basement to First Floor and First Floor to Second Floor rim joists
- Spray foam around any pipe that penetrates an exterior wall
- Top and bottom plates are caulked
- Home is blower door tested for tightness of building envelope

### Stuff Guys Tend to Ask About (Mechanicals)

- 95% AFUE rated direct vent two stage furnace(s) with quiet, energy-efficient variable speed motor
- 13 SEER energy-efficient, environmentally friendly central air conditioning unit(s)
- Two 50-gallon direct vent high-efficiency water heaters
- Three piece underground rough-in plumbing in Basement for future Bath
- Honeywell F300 media whole-house electronic air cleaner(s)
- Aprilaire humidifier(s) with digital controls
- Honeywell mechanical fresh air intake system
- Exhaust fans in Bathrooms
- Two Zoeller high capacity sump pumps (total of 100 gallons per minute)
- Two exterior frost proof water spigots
- Smoke detectors and carbon monoxide detectors per code
- Passive radon mitigation system
- Solid ducting of cold air returns

### Garage, Driveway and Sidewalks

- Fully insulated 3 or 4-car garage per plan with finish taped and painted drywall
- 8' tall carriage house or shaker style insulated garage doors with decorative glass inserts, two 1/2 HP Lift Master belt drive openers (with battery backup and WiFi) with one transmitter for each parking space, and exterior keypad
- Concrete driveway with curb cut, extended one foot past garage brickmould
- 4' wide concrete service walk with flared end and concrete public walks per code

### Additional Inclusions for Homes in The Ponds at Ashwood Park South

- Security System
- Brick Returns

