

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



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

