



Settler's Square, Phase 4
Spec Sheet
2023

The following list is an example of what is included in the base price on slab or basement in all models:

Overview

- Exterior walls will be framed with 2x6x9' tall
- Interior walls will be framed with 2x4x9' tall
- Entire home will be sheathed with 7/16 osb
- All exterior walls will be insulated with R-21 Batt insulation
- Attic will have a minimum of R-49 blown in insulation.
- Windows will be Amsco vinyl, Low E dual pane, White
- Forced heat, Gas Furnace will be a Day and Night, 80% furnace installed in basement (when applicable), or in garage with 4 ton 13 seer AC (Basement homes will be sized according to plan)
- Hot water heater to be gas, 1- 50 gallon tank
- Exterior doors will be smooth star fiberglass (Style to be picked by owner from samples at AMC showroom)
- Roof shingles will be 30 year Tamko, architectural asphalt shingles in black
- Home will be vinyl siding with shakes or vertical siding on front elevation, per plan Stone accents will be on front of home. To be determined (per plan model)
- Aluminum soffit and gutter will be installed around all roof eaves
- Interior paint will be 2 tone. Walls and ceiling one color, doors and trim to be another color
- All interior doors will be 6'8" hollow core (Style to be picked by owner from samples at AMC showroom)
- 3" MDF Entrada casing and 5" MDF Square baseboards
- Standard lighting includes 6" LED disk lighting where specified. 22-24 disk allowance. (Depending on plan, refer to disk plan provided)
- Lighting allowance is \$2,000.00 for all fixtures throughout home from Mountain Lighting (Style to be picked by owner at Mountain Lighting)
- Front yard landscaping is included as a courtesy to the subdivision and includes automatic sprinklers, mow curb, 8 bushes, 1 tree, and grass. Side of driveway will be 1" grey rock. Landscape is based on 75' frontage. In all cases it will not go to property line.
- Front and Rear covered concrete porches, depending on plan
- 1 Christmas outlet in front eve included on a switch
- All driveways and walkways will have rebar or fiber mesh in concrete and will be poured per signed plan

Kitchen/Dining

- Custom Cabinets will be Shaker panel with knobs and handles, From builder samples (see allowance sheet per model)
- Islands designed with overhang
- Laminate wood floor from builder samples
- Quartz/Granite counter tops from builder samples with custom tile backsplash
- Stainless steel sink with garbage disposal
- Moen Arbor chrome pull out faucet.
- GE Slate appliance package with slide in gas range, microwave, and dishwasher.
- Paint grade MDF window sill with casing included

Entry

- Raised 9-10' ceiling, (depends on model)
- Laminate flooring leading into kitchen area

Living Room

- Raised 9-10' ceiling, (depends on model)
- Wired for 1 fan
- Carpet included
- Paint grade window sill with casing included

Master Bedroom/Bathroom

- Wired for ceiling fan with light
- Carpet in bedroom
- Vinyl floor in bathroom
- White Cultured marble shower with 1 head, 1 soap dish and 1 shelf included
- Cabinet to match the rest of home
- Quartz or granite countertop with 2 drop in sinks
- Bathroom fixtures will be Moen, **Chrome, Gibson 2 handle center set**
- Full mirror over vanity
- White elongated toilet
- Master closet will have shelf and pole with high/low shelving and 1 20" shelf stack
- Bathroom will include towel hook and ring and toilet paper holder

Guest Bedrooms/Hall Bathroom

- Bedrooms will be wired for ceiling fans
- Rooms will be wired per code including 1 tv RG6 cable and 1 phone jack
- Closets will have high and low shelf and pole
- Carpet in bedroom
- Bathroom will have 5' fiberglass tub/shower
- Cabinet to match the rest of home
- Quartz or granite countertop with 1 drop in sink
- Vinyl floors in bathroom
- Bathroom fixtures will be Moen, **Chrome, Gibson 2 handle center set**
- Full mirror above vanity

Laundry room/Mud rooms

- Vinyl flooring
- Dryer will be plumbed for Gas and 1- 30 amp electric
- Mud room will have Vinyl Flooring
- Cabinets per plan within allowance

Garage

- 2 car garage per plan
- All walls and ceilings will be drywall, taped and textured, and primed
- 1-16x8 **Martin** garage door with glass included with opener
- Garage will be wired for lights, fixtures will be included within light allowance.
- 3 car garage is optional upgrade with 8x8 or 9x8 door depending on plan

Basement (When applicable)

- Standard Basement foundations walls to be **8'** tall
- One bathroom will be rough plumbed for sink, toilet, and shower.
- **3- 4x4** windows will be installed in basement per plan
- Any necessary walls or beams for structural support will be included
- Mechanical room in basement will be insulated and sheet rocked to code
- Window wells will have gravel leach rock installed 4" deep below all windows

Notes

Each Buyer in Settlers Square Phase 4 will sign a complete set of plans that was drawn to their specific requests. The signed set of plans will be part of the construction contract and will always be on the job site. No other changes can be made after plans are signed-off.

All Homes will be properly graded for water runoff. A dirt swell will be constructed down each property line to keep each owner's water from affecting another property. It is the responsibility of the homeowner to maintain this swell. It is also the responsibility of the owner to control their watering times and natural drainage of yard once landscaped.

All homes come with a 1 year mechanical warranty.

ALEX MEISNER CONSTRUCTION LLC.