

DAKOTA HOMES STANDARD FEATURES
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EXTERIOR:

stucco color	ONE TONE STUCCO
pop-outs color	POPOUTS AROUND WINDOWS/GARAGE
stone color	STONE OR BRICK (3FT WAINSCOAT)
hardie board style/color	UPGRADE
brick color	STONE OR BRICK
brick mortar color/style	STANDARD GREY
exact front elevation	ACCORDING TO PLAN
soffit/facia color	ONE TONE COLORS PROVIDED
columns	STUCCO CAN UPGRADE TO STONE
garage door size/style	8' HIGH 16' WIDE 2 CAR
garage door color	4 STANDARD COLORS (OR UPGRADE)
garage door insulated	UPGRADE
3rd car garage notes	UPGRADE (AVG. \$8500)
arched garage	UPGRADE (\$200)
front door size/style	8' CHEYENNE OR ROMAN ARCH
front door color	MATCH TO GARAGE (OR UPGRADE)
Back Door	WHITE/ALMOND SLIDER
window grids/efficiency	UPGRADE
window color	WHITE OR ALMOND
window well covers	UPGRADE (\$130)
porch railing/style/color	PER CODE (STANDARD VINYL)
address numbers style/placement	BLACK NUMBERS ABOVE GARAGE
shingle style/color	30 YEAR
exterior crown molding	UPGRADE
deck/steps - material	REDWOOD
railing	REDWOOD
color	REDWOOD
number of steps	PER CODE
step width	PER CODE

STRUCTURAL:

ceiling height main floor	9'
ceiling height upper floor	8'
ceiling height basement	8'
bay windows	UPGRADE
cold storage	UPGRADE (\$25 SF)
pop-outs	UPGRADE
garage man-door	UPGRADE (\$750)
roof pitch	STANDARD PER PLAN
vaults	UPGRADE
walk-out basement	UPGRADE
insulation material/style/rating	PER CODE
2x4/2x6	2X6 EXT 2X4 INT
fireplace	UPGRADE (\$1300-\$2500)
fireplace mantel	UPGRADE
fireplace surround	UPGRADE
Fireplace hearth	UPGRADE
Fireplace finish	UPGRADE
Fireplace blower	UPGRADE
central vacuum	UPGRADE

INTERIOR:

paint style	ONE TONE (2 TONE \$1 SF)
wall finish	OLD WORLD
molding size/style	3'1/4"
crown molding	UPGRADE
chair rail	UPGRADE
window sills	WOOD
window casing	FRAMING
carpet style color	COSTAL CHARM
carpet pad thickness and weight	7/16"
tile color	STANDARD W/ UPGRADE OPTIONS
tile pattern	STANDARD GRID
tile AREAS	KITCHEN, LAUNDRY, BATHS, ENTRY
tile size	12X12 OR 18X18
grout color	OPTION
grout width	STANDARD
wood/laminate - style/color	UPGRADE
tub style	SHOWER TUB COMBOS

tub/shower surrounds style/color	FIBERGLASS
bathroom countertops (style/color)	LAMINATE
adult-height vanities	UPGRADE
bathroom sinks size/style	PORCELAIN
light fixtures	BRUSHED NICKEL
plumbing fixtures	CHROME
towel rack	CHROME
toilet paper holders	CHROME
cabinet style/color	BEECHWOOD
cabinet hardware style/color	UPGRADE
cabinet crown moulding	UPGRADE
stair railing style/color	PONY WALL
kitchen countertop style/color	LAMINATE
sink style	STAINLESS STEEL
appliances color	BLACK OR WHITE
appliances make/model	
oven/range	FRIGIDAIRE ELECTRIC RANGE
dishwasher	FRIGIDAIRE 5 LEVEL DISHWASHER
microwave	FRIGIDAIRE 1000 WATT 1.5 CU FT
door style	ROMAN ARCH
closet door styles	ROMAN ARCH
door knobs/style and color	BRUSHED NICKEL
garage doors (2)	BRUSHED NICKEL
master bath tub/jets/soaker/size	PER PLAN, GARDEN TUB
master bath sinks	ONE SINK CAN UPGRADE TO DOUBLE
closet shelving/material	STANDARD CLOSETS
linen closets	ONE PER PLAN OR UPGRADE
pantries	ONE PER PLAN OR UPGRADE

SYSTEMS:

furnace brand/efficiency		80%
whole home humidifier	UPGRADE	
air filtration system	UPGRADE	
central a/c, brand/capacity	CARRIER 13 SIER	
placement of air vents	PER PLAN	
garage door opener brand	LIFT MASTER	
remotes (2)	STANDARD	
keypad	UPGRADE (\$25)	

ELECTRICAL:

can lights/placement	UPGRADE (\$85 A CAN)
pendant lights - style placement	UPGRADE (\$85 A PENDANT)
under cabinet lighting	UPGRADE
christmas light outlet(s)	UPGRADE (\$65)
under-eave lighting	UPGRADE
exterior lights - placement/ style	STANDARD GARAGE, DOORS
exterior electrical outlets/placement	PER CODE
placement of electrical outlets	PER CLIENT REQUEST
placement of phone jacks / cat5	2 PER PLAN CAN UPGRADE FOR MORE
placement of cable jacks	PER CLIENT REQUEST
additional outlets for fridge/freezer/etc	PER CLIENT REQUEST (\$65)
ventilation fans - quantity/placement	PER CODE
ceiling fans quantity/style/color	1 FAN CAN UPGRADE FOR MORE
separate switches for fans	STANDARD
dimmer switches	UPGRADE (\$40)
lighting fixtures/style/placement	BRUSHED NICKEL

PLUMBING:

fixtures/style/color	CHROME MOEN
water line to refrigerator	UPGRADE (\$200)
hose bibs/# and placement	2 PER PLAN
plumbing style (manifold?)	UPGRADE (\$700)
rough plumbing in basement/placement	STANDARD PER PLAN
water heater size	40 GALLON
water softener	UPGRADE
kitchen faucet/sprayer/soap dispenser	CHROME MOEN
sink in garage	UPGRADE
sink in laundry	UPGRADE
sink in basement	UPGRADE
gas line for barbeque	UPGRADE (\$200)
gas line for dryer	UPGRADE (\$200)
gas line for kitchen	UPGRADE (\$200)

LANDSCAPING:

	FRONT YARD LANDSCAPING
bark	STANDARD
out door lighting	UPGRADE
bushes	STANDARD
trees	2 TREES
retaining walls	UPGRADE
fencing/style/material/placement/gates	UPGRADE

CONCRETE:

patio size	PER CODE LANDING (5X5)
porch size	PER PLAN AND CODE
# of steps from door to porch	PER CODE
# of steps from porch to walk way	PER CODE
width of porch steps	PER CODE
walk-way size/layout	PER CODE
rv pad	UPGRADE (\$3 SF)
fire pit	UPGRADE
garage man-door pad (size)	PER CODE

I HAVE READ AND UNDERSTAND THE DAKOTA HOMES STANDARD FEATURES/

Buyer 's initials