



P R A W D Z I K

Electrical

1. Kitchen Under Cabinet Lighting
 - a. *Turned on with switch that is on the countertop **AND** to be inside of a channel **NOT** just ran and looped thru*
2. Kitchen Strip Outlets (*If upper cabinets present*)
3. Kitchen Cabinet Floor Lighting
 - a. *Turned on with switch that is on the backsplash*
4. Kitchen - Garbage disposal
 - a. *Turned on with switch that is on the backsplash*
5. Butler pantry - Under Cabinet lighting (*if there are upper cabinets*)
6. Logged or Linear Fireplace
7. COAX + Cat6 to all TV Locations - (*run the homerun to a closet somewhere and then a flex pipe to the outside for easy access for telecom companies*).
8. Generac Transfer Switch (No Generator) - *Generator-Ready Home*
9. Stair Lighting Feature
10. Niche Lighting - Master
11. Car Charger outlet box in Garage
12. Outlet next to every toilet for Bidet
13. Wire the doorbell for power and then chime is wireless
14. Wire ran to Generator location (*If we have a client and know the location*)
15. Heated Floor wiring in all bathrooms
 - a. (*Heated floor not included*) - *Master Bath is the only bathroom that gets heated floor as standard*
16. Vanity Lights separate Switches - *owner to pick one or the other (LED or Vanity)*
17. Dimmers in Common Areas
 - a. Living Room
 - b. Dining Room
 - c. Kitchen
 - d. Master
18. 25KA Surge Protector installed on panel

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Plumbing

1. Sump Pumps (*Typically 2, sometimes 3*)
2. Pot filler
3. 3 Hose Bibs
4. Butler Pantry w/ Sink (*Most of the time*)
5. Pex Manifold to each location / room in house
6. 6 Way for ALL Showers (Delta)
7. Moen Rough in for tubs
8. Wall faucet Rough (*Powder Room ONLY*) - 42"
9. Master freestanding Tub + Freestanding tub Faucet
10. Tankless Water Heater
11. Fireplace Gas line
12. Gas line to the exterior in the back (*For Grill - Location TBD*)
13. 2 Furnaces (1 Attic + 1 Basement)

HVAC

1. 3 Zones
 - a. Master
 - b. 1st + Basement
 - c. 2nd + Attic (*IF Any*)
2. All bathroom fans vented
3. Ability to do extra zones if needed
4. Humidifier Installed

Framing/Structural

1. Screw down Floor before hardwood flooring install
2. Double All Floor Joists where the kitchen is
3. Blocks for all bathroom accessories and kitchen cabinets
4. Blocks for shower doors
5. Master Shower Niche
6. Basement Shower Niche
7. Shower benches

Material Inclusions

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1. Windows
 - a. OKNAPlast Tilt/Turn windows
 - b. Andersen 400s
2. Roofing Materials
 - a. Tamko Shingles
3. Exterior Patio Door
 - a. Balcony Doors by OKNAPlast
4. Exterior Front Door
 - a. Fiberglass or Natural wood (Stained)
5. Interior Stairs
 - a. Non-Floating Red Oak Threads
6. Multi-Media
 - a. Cat6 Wiring to TV Locations
7. HVAC System
 - a. Single Stage High Efficiency Units (2)
8. Hardwood Flooring
 - a. Red Oak 3.25"
9. Basement Flooring
 - a. Vinyl Plank Flooring (Ranging 5MM or 8MM)
10. Siding
 - a. Dark Vinyl Siding
 - b. Wood Accents
 - c. Dark Brick Facade
 - d. Light Stone Veneer Facade
 - e. *Sometimes Board and Batten*
11. Exterior Trimming
 - a. Black Azek Captivate Trimming
12. Gutters
 - a. Residential 5" Gutters w/ Guards
13. Metal Roofing
 - a. Black metal roofing only on portico / porch areas
14. Insulation
 - a. Batt - *To Code*
15. Soundproofing
 - a. None Included

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16. Kitchen Cabinetry
 - a. Black Color Fabuwood Cabinets
 - b. Wood / White Accent Cabinets
17. Additional Cabinetry
 - a. Laundry +Butler Pantry - *If Applicable*
18. Countertops
 - a. White Quartz w/ Waterfall on Island and Perimeter ends
19. Interior Railing
 - a. Square Post w/ black, square, metal spindles
20. Closetry
 - a. Custom closets in Master w/ 4 Drawers
 - b. Rod and shelf closet with middle tower in other bedrooms
21. Interior Millwork
 - a. Doors, Window, Base Molding, Simple Crown (or no crown), Dining Room Panelling, Master Bedroom Wall Paneling, Custom built-ins for the Mudroom
22. Tile Work
 - a. Porcelain or Ceramic Tile - Backsplashes, Bathrooms, Inside showers, No bathroom walls, No accent walls outside of showers, Niche + Light
23. Interior Painting
 - a. Builder Grade - Eggshell Paint on Walls, Satin or Semi Gloss on moldings + Doors
 - b. Color can be Black or White or Gray
24. Appliances
 - a. GE Cafe Black or Equivalent
25. Garage Doors
 - a. Standard Colors (white/Black)
 - b. Standard Wood Accent Door (*to Match Wood accent siding*)
 - c. Non-insulated
 - d. With or Without Windows
26. Irrigation System
 - a. Included
 - b. *# of Zones TBD based on yard*
27. Driveway / Hardscape
 - a. Asphalt Paving
 - b. Pavers for Patio and walkways
 - c. 10 X 10 Patio - Rear of Property

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