



# BERG CUSTOM HOMES

## STANDARD FEATURES

### **BUILDING INCLUSIONS**

- Only the highest quality workmanship, materials & construction
- Design and 3D architecture
- 1-year builder warranty
- On staff interior designer to help you fully transform your home
- Skilled team, contractor, and supplier network
- Budget and timeline planning
- Building site consultation
- Customizable interiors with generous allowances for countertops, cabinets, fireplaces, flooring & carpet, tile, closets, plumbing & lighting fixtures, and appliances. Signature, Elevate, and Ultimate packages available.
- Poured concrete foundation walls with Mar-flex GeoMat wall waterproofing & drainage membrane
- Pro Form system (forms footing, drains foundation & provides a means for radon reduction)
- Vapor barrier underneath basement floor
- 9' basement walls
- Energy Efficient Home
- 2x6 exterior wall construction with advanced energy efficient LP WeatherLogic wall sheathing system
- Steel beams and tube columns
- 2" foundation insulation with aluminum groundbreaker on top
- Marvin premium fiberglass windows
- Engineered I-Joist floor system with T&G high performance floor sheathing, nailed and glued
- Engineered roof trusses with OSB sheathing
- R-23 bib insulation walls
- R-50 blown in attic insulation with performance seal

### **INTERIOR INCLUSIONS**

- Armstrong Air high efficiency furnace
- Honeywell or similar media air filter
- 16 seer high efficiency air conditioner
- Honeywell T6 WiFi Programmable Thermostat
- Plumbing includes pex water lines with copper shut off valves at all sinks and toilets, 2 frost protected hose bibs, 75-gallon energy saver power vented gas water heater, sump pump
- Electrical includes 200-amp service, premium Decora style outlets and switches, Smoke & CO2 detectors, outlets & GFCI outlets per code, cable jacks in all bedrooms, recessed lighting, and lighting fixture allowance
- Drywall with knock down texture
- Spray foam insulation at basement sills
- 9' standard ceilings plus high vaulted ceilings throughout
- Painted white solid core doors with Schlage door handles
- Painted white 5 1/2" base moldings & 3 1/4" cased window trim moldings (not drywall returned)
- Painted white ceilings and walls
- Open concept living/kitchen/dining area
- Living room features a direct vent sealed gas fireplace with blower and stone surround
- Electrical and lighting per plan
- 200-amp electrical service
- Premium flooring materials throughout
- Laundry room washer box with hot/cold water
- 9' ceiling high kitchen cabinets



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- Stained maple, hickory, or oak cabinets (full overlay) with soft close drawers & doors, large crown molding, and handles
- Large kitchen island with pull out garbage, electrical outlet, Kohler composite under-mount sink, premium faucet, and garbage disposal
- Granite/Quartz countertops included throughout
- Ceramic tile backsplash over kitchen counter
- Stainless steel kitchen appliances
- Waterline for ice maker in refrigerator
- Includes gas line for cooktop and dryer
- All bedroom walk-in closets include a custom closet system
- Primary bathroom includes tile flooring and fully tiled shower
- Other bathrooms include white fiberglass tub or shower w/ hybrid glass door
- Kohler undermount oval or rectangle Caxton sinks in bathrooms
- Premium comfort height elongated apron toilets
- Carpeting with ½" pad included in bedrooms
- Square corners on interior walls
- Option to finish basement
  - Option to include bar
  - Option to include exercise room
- Option to include window treatments

## **EXTERIOR INCLUSIONS**

- LP SmartSide Expert prefinished siding per plan
- LP soffit & fascia
- Natural exterior accent stone
- Caulking of exterior with OSI caulk
- GAF high-definition dimensional architectural shingles
- Continuous ridge vent and enamel baked colored valley to match shingle color
- Ice and water shield applied on eaves and valleys (2 rows on all eaves)
- Energy rated insulated fiberglass exterior doors with deadbolts
- Maintenance free aluminum gutters and downspouts
- (2) exterior frost-proof hose bibs
- (2) exterior weatherproof GFCI outlets
- Garage is completely drywalled & insulated with 1 coat sand texture paint (all white one color)
- 8' steel insulated garage door w/ windows and automatic opener, 2 remotes & keypad
- Option to install maintenance free composite decking and aluminum railing system
- Option to complete concrete driveway, sidewalk & patio
- Option for professional landscaping with sodded lawn and inground irrigation system



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### ALLOWANCE PACKAGES

Item	Signature	Elevate	Ultimate
Fireplace	Novus 36"	Novus NXT 36"	Heat & Glo 6k 36"
Fireplace Stone/Tile	Stacked stone to mantel	Stacked stone to ceiling	Mason stone to ceiling
Closet Systems	All WIC closets	All WIC closets w/ upgrades	Upgraded WIC closet w/ other closet areas
Cabinets	Countryside	Showplace	Custom
Cabinet Handles	Classic	Enhanced	Luxury
Countertops	Level 1	Level 3	Level 5
Shower Doors & Mirrors	3/8" Heavy glass door and mirrors	3/8" Heavy glass door and mirrors	3/8" Heavy glass door and mirrors
Tile Material	Classic	Enhanced	Luxury
Flooring Material	Luxury Vinyl Plank	Engineered Hardwood	Real Hardwood
Carpet	Classic	Enhanced	Luxury
Appliances	LG Standard	GE Café	Professional
Plumbing	Classic	Enhanced	Luxury
Lighting	Classic	Enhanced	Luxury

### **DISCLAIMER**

\* Building materials, appliances, fixtures, equipment, views from decks & patios and site plans represented in any seller's models, marketing/promotional brochures, materials, plans & documents are subject to change at the sole discretion of the developer and are not intended to be an exact representation of the actual product.

\* Any plumbing, lighting, appliances, cabinets, countertops, flooring, closet system, shower doors & mirrors, fireplaces, etc., referenced in standard features document are part of allowances provided. Refer to contract specifications document for detailed allowance breakdown.

\* Marketing materials including this document do not represent an actual contractual agreement, please see signed builders specification which is part of the contract.