

Structure & interiors

The construction details and finishes that shape your home.

Structure

FEATURE	STANDARD	OPTIONAL UPGRADE
Framing	2 x 6 framing; garage may use 2 x 4.	—
Ceiling height	9-foot ceilings.	—
Subfloor	3/4-inch plywood.	—
Foundation	Slab-on-grade foundation.	Full basement or crawlspace.
Floor joists	11-7/8-inch floor joists.	—

Interior finishes

FEATURE	STANDARD	OPTIONAL UPGRADE
Paint	Three-tone paint.	—
Interior doors	8-foot doors.	—
Baseboards	5-inch baseboards.	Larger baseboard profiles.
Hardware	Kwikset hardware in black or brushed nickel.	Brushed gold finish.
Drywall finish	Very lightly textured drywall throughout.	Smooth wall finish.
Ceiling fans	Primary bedroom and living room.	Additional rooms.
Data wiring	Cat 6 wiring.	Conduit for TV and data wiring.

Flooring

FEATURE	STANDARD	OPTIONAL UPGRADE
Luxury vinyl plank	Kitchen, living room and entry.	Real hardwood in any area.
Tile	Bathroom floors and kitchen backsplash.	Tile in any desired location.
Carpet	Bedrooms.	—

Kitchen & primary bath

Cabinetry, surfaces and fixtures for everyday living.

Kitchen

FEATURE	STANDARD	OPTIONAL UPGRADE
Appliance allowance	\$12,000 appliance allowance.	Matching refrigerator.
Cabinetry	Shaker-style cabinets in wood or painted finishes.	Walnut, white oak and other premium selections.
Island	Size and configuration as shown on the plan.	—
Countertops	Quartz or granite, Groups 1-2.	Groups 3-5.
Refrigerator water line	Included.	—
Range connection	Gas connection for the main-floor range.	Additional ranges with electric or gas connections.

Primary bath

FEATURE	STANDARD	OPTIONAL UPGRADE
Fixtures	Moen fixtures.	Alternative fixture selections.
Cabinetry	Shaker-style cabinets in wood or painted finishes.	—
Vanity	Double vanity, as shown on the plan.	—
Sink	White sink with Moen fixtures.	Alternative sink and fixture selections.
Ventilation	Exhaust fan included.	—
Shower and tub	Tile shower to 78 inches and a freestanding tub.	Full-tile shower and jetted tub.
Wall tile	Shower area.	Additional tile options.

Additional bathrooms

Standard finishes for secondary and half baths.

Secondary bath

FEATURE	STANDARD	OPTIONAL UPGRADE
Fixtures	Moen fixtures.	Alternative fixture selections.
Cabinetry	Shaker-style cabinets in wood or painted finishes.	Alternative cabinetry selections.
Double vanity	Not included.	Double-vanity options.
Sink	White sink with Moen fixtures.	Alternative sink and fixture selections.
Ventilation	Exhaust fan included.	—
Tub and shower	Tub/shower combination.	—
Wall finish	Tile or solid surface.	—

Half bath

FEATURE	STANDARD	OPTIONAL UPGRADE
Fixtures	Moen fixtures.	—
Cabinetry	Shaker-style cabinets in wood or painted finishes.	—
Vanity	Included.	—
Sink	White sink with Moen fixtures.	—
Ventilation	Exhaust fan included.	—
Wall tile	Not included.	—

Exterior details

Windows, doors and the finishing details outside.

Exterior

FEATURE	STANDARD	OPTIONAL UPGRADE
Elevation and fascia	As shown on the plan.	—
Landscaping	Final grading.	Front-yard, backyard or full-yard landscaping.
Windows	Cascade windows in white or tan.	Black windows and alternative manufacturers.
Exterior doors	Insulated exterior doors.	Window options and metal doors.
Garage insulation	Garage and garage-door insulation not included.	Garage and garage-door insulation.
Garage doors	Height as shown on the plan; keypad and 2 or 3 openers.	—
Exterior finishes	Stucco or siding areas as shown on the plan.	Changes to finish types or areas.
Rain gutters	Aluminum gutters.	Copper gutters.
Exterior outlets	GFCI protection as required by code.	—
Hose bibs	Three hose bibs.	Additional hose bibs.

Comfort & connected living

Home systems, walkthroughs and optional technology.

Comfort and efficiency

FEATURE	STANDARD	OPTIONAL UPGRADE
Furnace	90% efficiency furnace.	95% efficiency furnace or room-specific mini-splits.
Air conditioning	Outdoor AC unit.	Mini-splits or multiple units.
Insulation	As required by code.	Garage insulation and interior wall/floor sound insulation.
Water heater	50-gallon water heater.	Dual water heaters or tankless with recirculation.
Ductwork	As required by code.	Custom ductwork options.
HVAC zoning	Single zone.	Dual zone or an additional zone.

Walkthroughs and safety

FEATURE	STANDARD	OPTIONAL UPGRADE
Warranty	One-year warranty.	Warranty extensions available.
Smoke and CO detection	As required by code.	Smart detector options.
Walkthroughs	Pre-drywall and pre-closing walkthroughs.	Pre-drywall 3D home rendering.

Smart-home options

FEATURE	STANDARD	OPTIONAL UPGRADE
Video doorbell	Not included as standard.	Ring doorbell or equivalent.
Audio	Not included as standard.	Room audio systems.
Security	Not included as standard.	Security system.

Make it your own. BAUMhaus can accommodate any desired upgrade. Contact us to discuss your ideas, selections and pricing.