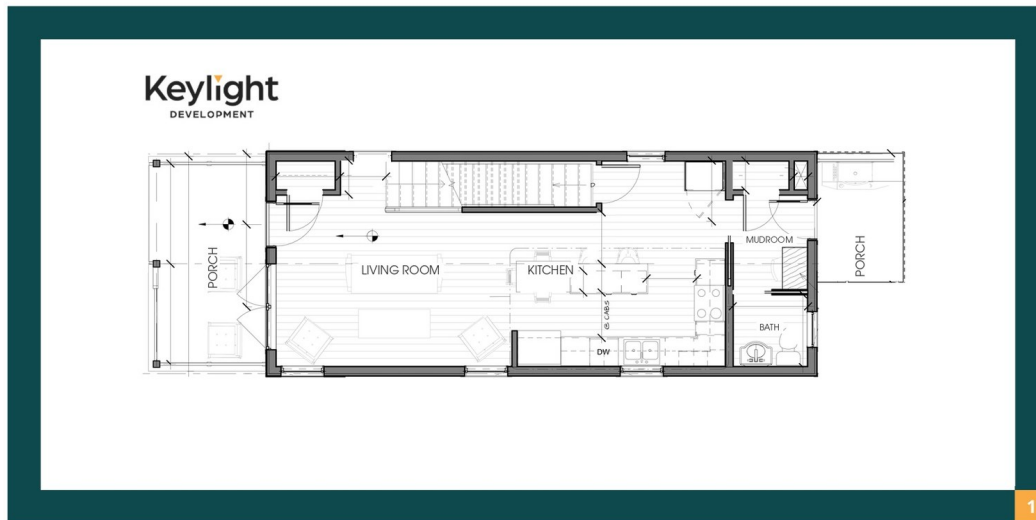


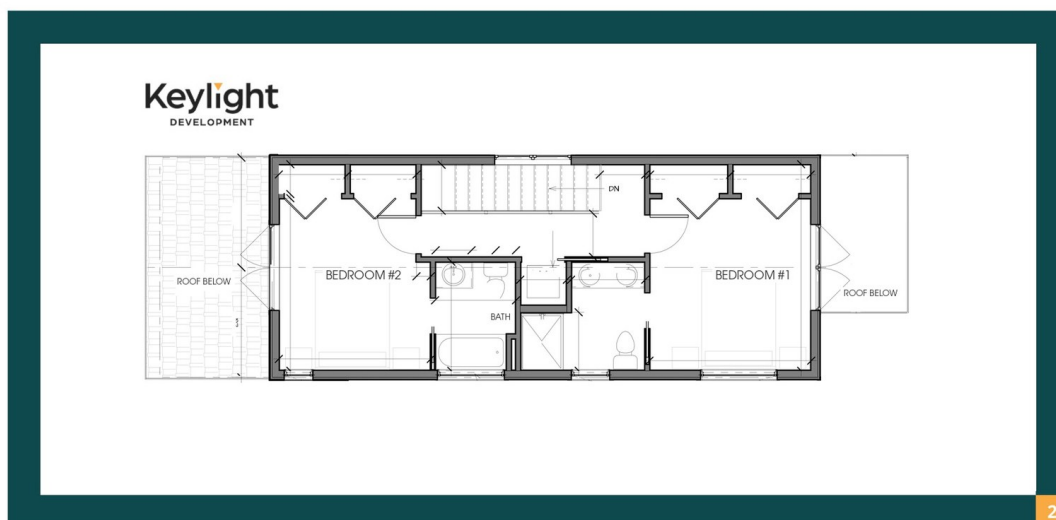
THE COUPE — FLOOR PLANS

2 bed • 2.5 bath • 1,644 sf

FIRST FLOOR



SECOND FLOOR



FOUNDATION

Standard	Slab-on-grade, poured concrete
Full basement	Superior Walls precast insulated panels (upgrade); unfinished standard, finished optional
Crawl space	Poured concrete or block, per site
Damproofing	Asphalt damproof coating, basement & crawl
Egress window	Full basement, per code
Radon	Passive vent system, basement & crawl

STRUCTURE

Exterior walls	2x6 @ 16" o.c. — 7/16" OSB, house wrap
Floor system	2x10 @ 12" o.c.
Roof system	Engineered trusses @ 24" o.c.
Ceilings	9' ceilings on each floor
Interior walls	2x4 @ 16" o.c.

INSULATION & ENERGY

Walls	R-21 with interior vapor barrier
Ceiling	R-38
Floor perimeter	R-30
Ice & water shield	Extends 24" inside exterior wall line
Furnace	High-efficiency gas forced air, Carrier or equivalent
Air conditioning	Central A/C included
Water heater	Gas 40-gallon power vent

EXTERIOR

Siding	Vinyl lap; color combinations per Keylight collection
Roofing	30-year dimensional shingles
Venting	Continuous ridge vent, vented soffit
Trim	Aluminum fascia and drip edge
Gutters	Gutters and downspouts included
Porch	Pressure-treated framing and decking
Railing	Black Trex railing system
Windows	MI Windows, insulated Low-E, screens
Ext. lighting	Carriage light at each exterior door
Ext. outlets	2 weatherproof GFI outlets
Hose bibs	2 frost-proof hose bibs

SITE WORK

Parking pad	20' x 20' concrete
Walkways	3' concrete
Landscaping	Finish grade and seed, front and rear
Utilities	Water, sewer, electric, gas — all connections included, no allowances

PLUMBING

Piping	PEX supply throughout
Kitchen sink	Stainless undermount, single or double bowl, your choice
Baths	Tub/shower and shower units per plan
Laundry	Washer and dryer hookups (units not included)

ELECTRICAL

Service	200 amp
Code	2015 Michigan Electrical Code
Surge protection	Whole-house surge protection
Receptacles	Tamper-resistant throughout, weather-resistant exterior
Lighting	Recessed LED throughout, dimmers in main living areas
Ventilation	Bath fans with timers; range hood and dryer vented to exterior
Doorbell	Video doorbell prewire
Safety	Smoke and CO detection per code

INTERIOR

Drywall	1/2" walls, 5/8" ceilings, smooth finish
Doors	2-panel or 3-panel smooth, hollow core
Hardware	Coordinated finish per package; privacy locks at baths and bedrooms
Trim	Painted pine; Modern, Arts & Crafts, or Bungalow casing and base
Paint	Sherwin-Williams; white trim, warm white walls and ceilings
Flooring	LVP throughout incl. stairway; LVT in baths; upstairs carpet on request
Stairs	Finished to match flooring

KITCHEN

Cabinets	Shaker, maple, soft-close; choice of included colors, two-tone no charge
Countertops	Quartz
Island	Per plan, seating overhang, pendant lighting
Appliances	Stainless package: electric smoothtop range, dishwasher, microwave/rangehood, refrigerator w/ ice maker

BATHS

Vanity tops	Quartz
Mirrors & lighting	Vanity mirrors with LED vanity lighting
Fixtures	Per designer package and selections
Accessories	Towel bar, towel ring, paper holder; finish per selections

WARRANTY

Every Keylight home is covered by a 2-10 Home Buyers Warranty: 1-year workmanship, 2-year systems, and 10-year structural coverage — backed by the nation's largest new-home warranty provider.

Builder reserves the right to revise plans, designs, included features, options, and specifications without notice or obligation.

Materials or products of similar quality, in Builder's sole determination, may be substituted due to changes in municipal requirements, supplier or labor availability, or cost. Included features may vary by plan and site. This sheet is not an offer or contract; the executed purchase agreement governs.