

Duplex · 3-bed unit + 2-bed unit · first & second floors shown

2-BEDROOM UNIT



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.

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