



**BLACK ROCK**

H O M E   B U I L D E R S

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Luxury Features

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## **EXTERIOR**

30-Year Architectural Shingles  
4 Sides Brick or Hardie Style Fiber Cement  
Maintenance-Free Vinyl Soffitt, Fascia, Eaves  
Board & Batten Shutters (Per Plan)  
Aluminium 5" Gutters & Downspouts  
Front & Rear Gutter Splash Blocks  
Flood Light On Front & Rear (2)  
Exterior Hose Bibs (2)  
Weather-Protected Electrical Outlets (2 Per Code)  
Termite Pre-Treatment  
Back Patio Or Deck

## **INTERIOR**

9' First Floor Smooth Ceilings  
8' Second Floor Smooth Ceilings  
Cathedral, Coffered & Tray Ceilings (Per Plan)  
Sherwin Williams, Low VOC Paint  
Raised Panel Interior Door Choices  
Upgraded Trim Package With Crown Molding  
Built-Ins (Hood, Shelves, Beams, Etc.) (Allowance)  
Drop Zone Built-In (Per Plan)  
Solid Shelving (Primary, Pantry)  
Coated Cont. Slide Shelving (Add'l Closets, Laundry)

## **KITCHEN**

Sound Insulated Kitchen Aid Dishwasher  
Decorative Hood With Exhaust Fan  
Natural Gas Kitchen Aid Range  
Single Bowl Stainless Steel Sink  
Extensive Selection Of Delta Faucets  
42" Soft Close Maple Kitchen Cabinets  
Quartz Counter Tops & Tile Back Splash  
1/2 HP Garbage Disposal

## **BATHROOM**

Maple Vanity Cabinets In A Variety Of Finishes  
Delta Tub, Sink, & Shower Faucets  
Granite Countertops (Allowance)  
Tiled Primary Shower (In Most Plans)  
Fiberglass Secondary Tubs  
Pedestal Sink In Powder Room (Per Plan)  
Elongated Water Smart Soft Close Toilets  
Plate Glass Or Framed Mirrors  
Soaking Tub (Per Plan)

## **FLOORING**

Engineered Hardwoods In Foyer, Dining, Living & Kitchen  
Shaw Carpet With 8lb Pad In Bedrooms & Closets  
Ceramic Tile In Wet Areas

## **LIGHTING**

Ceiling Fan/Light In Master & Living Room  
Flush Mount Lights In All Bedrooms  
LED Lighting In All Closets, Utility & Garage  
Pendants Above Kitchen Island (Per Plan)  
Recessed Lighting In Kitchen, Living & Master

## **CONSTRUCTION**

2x4 Wood Frame Construction  
OSB Structural Sheathing  
Pex Water Lines  
200 Amp Electric Panel  
GFCI Protected Outlets  
Interconnected Smoke/Carbon Detectors  
Insulated Exterior Doors

## **LANDSCAPING**

Standard Package, 15 Shrubs, 2 Trees,  
Seed & Straw Up To 1-Acre  
Community Sidewalk

## **SECURITY & TECHNOLOGY**

Recessed Data/Cable In Master BR & Living Room  
Prewired Data/Cable Jacks (3) Additional  
Dead Bolts On All Exterior Doors  
Locking Window Screens & Child Safety

## **ENERGY & EFFICIENCY**

14 SEER Air Conditioner – 10 Year Warranty  
Natural Gas Furnace Main Floor  
Tankless Gas Water Heater  
Soffit & Attic Ridge Vents  
Energy Star Compliant Single Hung Vinyl Windows  
R-38 Minimum Ceiling Insulation  
R-19 Minimum Floor Insulation  
R-15 Minimum Wall Insulation

## **GARAGE**

16' Insulated Door With Remote Openers & Keypad (2 Car)  
Steel Frame Entry Door (Fire Rated)  
Coach Lights (Per Plan)  
Painted Drywall In Garage

## **FIREPLACE**

Vented Fireplace With Self-Igniting Gas Logs  
Ornamental Mantle & Trim

## **STANDARD ALLOWANCES**

City Water  
Septic Allowance \$7,500  
Concrete Surfaces up to 1,600sf  
Standard Depth Poured Footings  
Crawl Space Or Slab Foundation

## **COMMON UPGRADES**

Sealed Crawl Space  
Basement  
Screened Porch  
Third Car Garage  
10' Ceilings (Main) & 9' Ceilings (Secondary)  
Solid Core Doors  
8' Doors Main  
7" Trim Package  
Stone Accents (Interior/Exterior)  
Metal Roofing (Full Or Partial)  
Extra Electrical Outlets  
Custom Closet Systems  
Eggshell Paint & Level 5 Drywall Finish  
Oil Painted Trim  
Wet Bar/Butler's Pantry  
Kitchen Cabinets To The Ceiling  
Shower Rainhead  
Free Standing Tub  
Zero Entry Showers  
Special Tile Patterns (Ex. Herringbone)  
Tiled Tub Jumps (Secondary Baths)  
Trex Composite (Deck Flooring)  
More Than Three Paint Colors  
Black Or Bronze Windows Or Sdl (Exterior Grids)  
Superior Basement Walls  
Circle Driveway  
Extensive Landscaping  
Advantech Subfloors  
Tech Shield Roofing Osb  
Zip System Wall Sheathing  
Well Water  
Additional Concrete  
Refrigerator  
Blinds, Shades, Shutters



ARCHITECTURAL SHINGLES

ALUMINIUM 5" GUTTERS

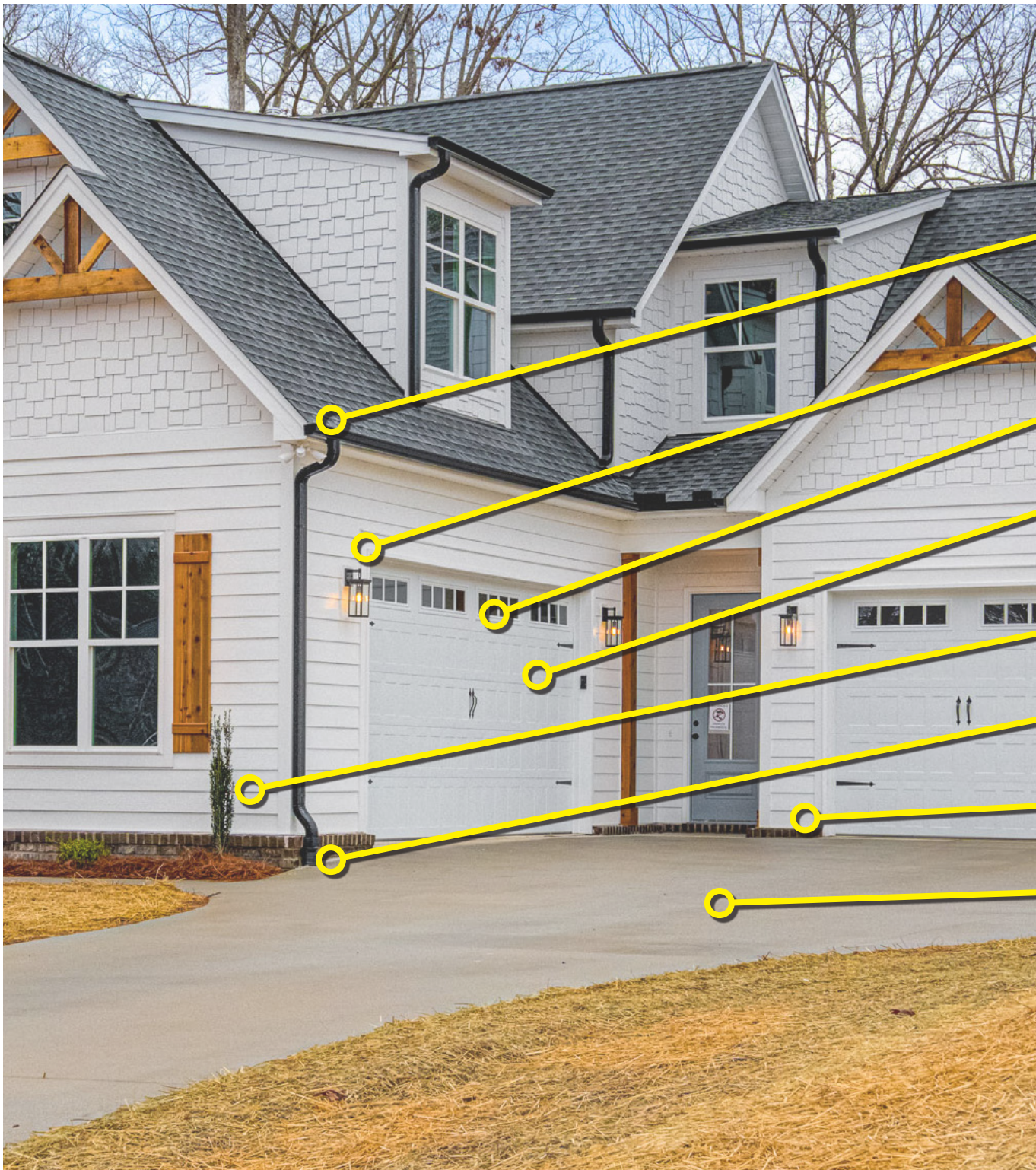
FIBER CEMENT PAINTED SIDING

BOARD & BATTEN SHUTTERS

2 EXTERIOR WEATHER  
PROTECTED OUTLETS

15 SHRUBS, TWO TREES

GRASS SEED & STRAW  
UP TO 1-ACRE



2 EXTERIOR FLOOD LIGHTS

COACH LIGHTS (PER PLAN)

PAINTED DRYWALL IN GARAGE

16' INSULATED DOOR WITH  
REMOTE OPENERS & KEYPAD

2 EXTERIOR HOSE BIBS

SPLASH BLOCKS

TERMITE PRE-TREAT

EXTERIOR CONCRETE  
ALLOWANCE



SOFFIT & RIDGE VENTS

96% EFFICIENT ELECTRIC  
HEAT PUMP

14 SEER AIR CONDITIONER  
(10 YEAR WARRANTY)

SCREEN PORCH (UPGRADE)

TREATED LUMBER DECKING

STANDARD DEPTH  
POURED FOOTINGS

WELL ALLOWANCE - \$0  
CITY WATER (INCLUDED)

SEPTIC ALLOWANCE \$7500



DROP ZONE (PER PLAN)



CATHEDRAL, COFFERED &  
TRAY CEILINGS (PER PLAN)

MATTE BLACK LIGHT FIXTURES

RECESSED LIGHTING IN  
KITCHEN, LIVING & MASTER

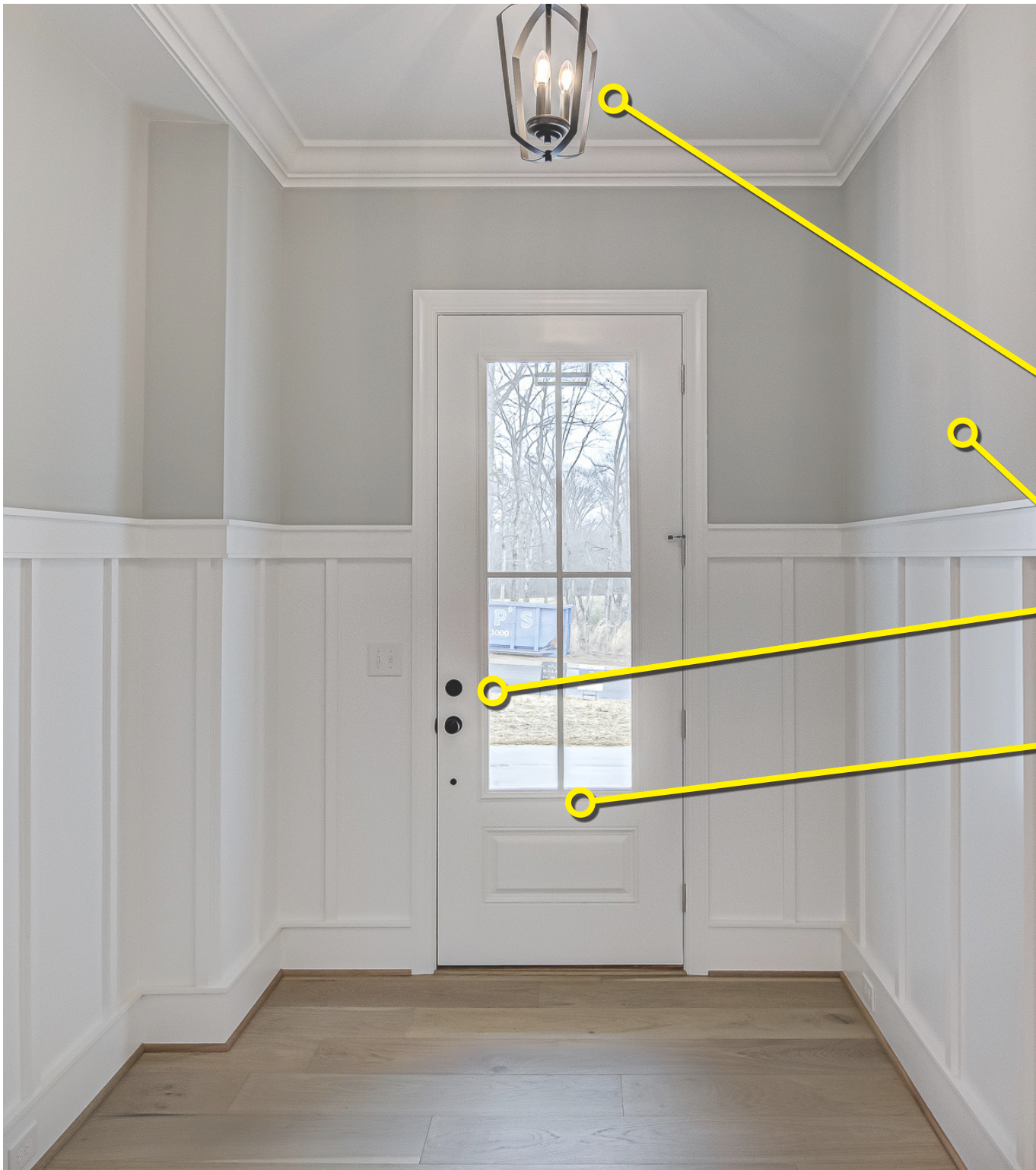
(2) TV CHASE  
HDMI/COAX/DATA

PROGRAMMABLE  
THERMOSTAT

VENTED FIREPLACE WITH  
SELF-IGNITING GAS LOGS

RECEPTACLES TO  
BUILDING CODE

SAND & FINISH HARDWOODS  
IN FOYER, DINING, LIVING &  
KITCHEN



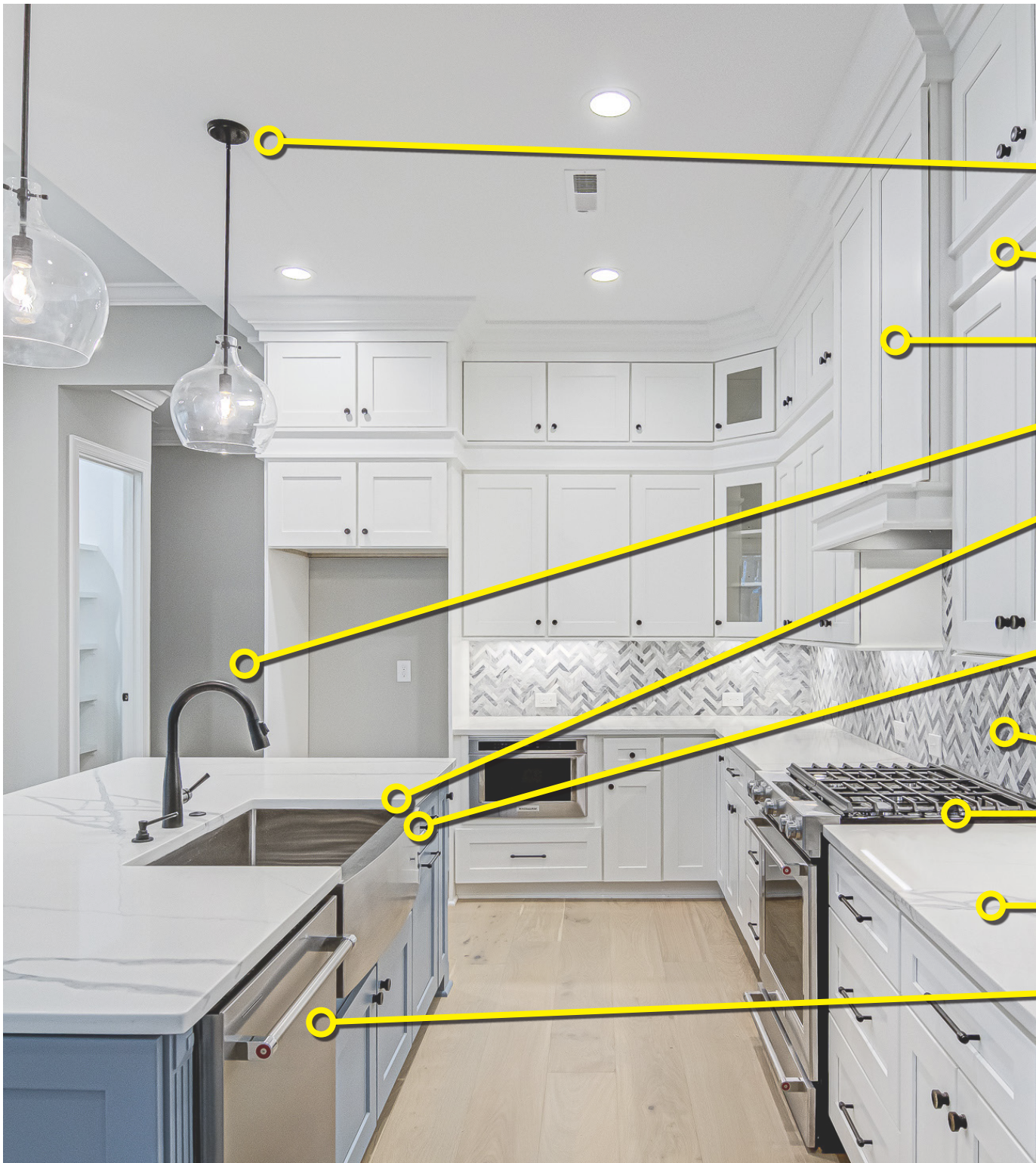
FLUSH MOUNT FIXTURES  
(BEDROOMS, FOYER, HALL)

ALARM PRE-WIRE (OPTIONAL)

DEADBOLTS ON ALL  
EXTERIOR DOORS

INSULATED FIBERGLASS /  
STEEL EXTERIOR DOORS





TWO ISLAND PENDANTS

42" SOFT CLOSE CABINETS

DECORATIVE HOOD

DELTA FAUCET

STAINLESS FARM SINK  
OR UNDERMOUNT

1/2 HP GARBAGE DISPOSAL

TILE BACKSPLASH

NATURAL GAS RANGE

LEVEL 2 GRANITE OR QUARTZ

INSULATED DISHWASHER



PANTRY (PER PLAN)

CUSTOM CABINETS BUILT  
PANTRY

MATTE BLACK HARDWARE



FRAMED PLATED  
GLASS MIRRORS

SEMI FRAMELESS  
SHOWER DOOR

TILED PRIMARY SHOWER

DELTA TUB, SINK,  
SHOWER FAUCETS

SOAKING TUB (PER PLAN)

LEVEL 2 GRANITE

MAPLE VANITY CABINETS



EXTENSIVE SELECTION  
OF LIGHT FIXTURES

GFCI PROTECTED OUTLETS

BLACK BATH ACCESSORIES

ACRYLIC SECONDARY TUBS  
WITH TILE JUMPS

ELONGATED WATER SMART  
SOFT CLOSE TOILETS

TILE FLOOR (WET AREAS)



R-38 CEILING INSULATION

SOLID CARPENTRY SHELVING

LOCKING WINDOW SCREENS

R-15 WALL INSULATION

R-19 FLOOR INSULATION



4K DISC LIGHTING  
(CLOSETS, PANTRY, LAUNDRY,  
HALLS, SMALL AREAS, GARAGE)

SMOKE / CARBON  
DETECTORS TO CODE

3.5" DOOR & WINDOW  
445 CASING

RAISED 2 PANEL  
INTERIOR DOORS

5" BASEBOARD



CEILING FAN  
(LIVING & MASTER)

CROWN MOLDING

9' FIRST FLOOR CEILINGS

ENERGY STAR DOUBLE HUNG  
VINYL WINDOWS

SHERWIN WILLIAMS  
LOW VOC PAINT

DREAMWEAVER CARPET  
WITH 8LB PAD IN BEDROOMS  
& CLOSETS



PEX WATER LINES

2X4 CONSTRUCTION

200 AMP ELECTRICAL PANEL

40 GALLON ELECTRIC  
WATER HEATER

BASEMENT FOUNDATION  
(UPGRADE)