

Camp Verde #1



Livable & Total Square Footages



MAIN FLOOR LIVABLE AREA	2,050 SQ. FT.
2-CAR GARAGE AREA	475 SQ. FT.
TOTAL ENCLOSED AREA	2,525 SQ. FT.
REAR COVERED PATIO	206 SQ. FT.
FRONT COVERED ENTRY	47 SQ. FT.
TOTAL UNENCLOSED AREA	253 SQ. FT.
TOTAL UNDER ROOF	2,778 SQ. FT.

House may be flipped per the G&D plan. Please get with your sales person to confirm

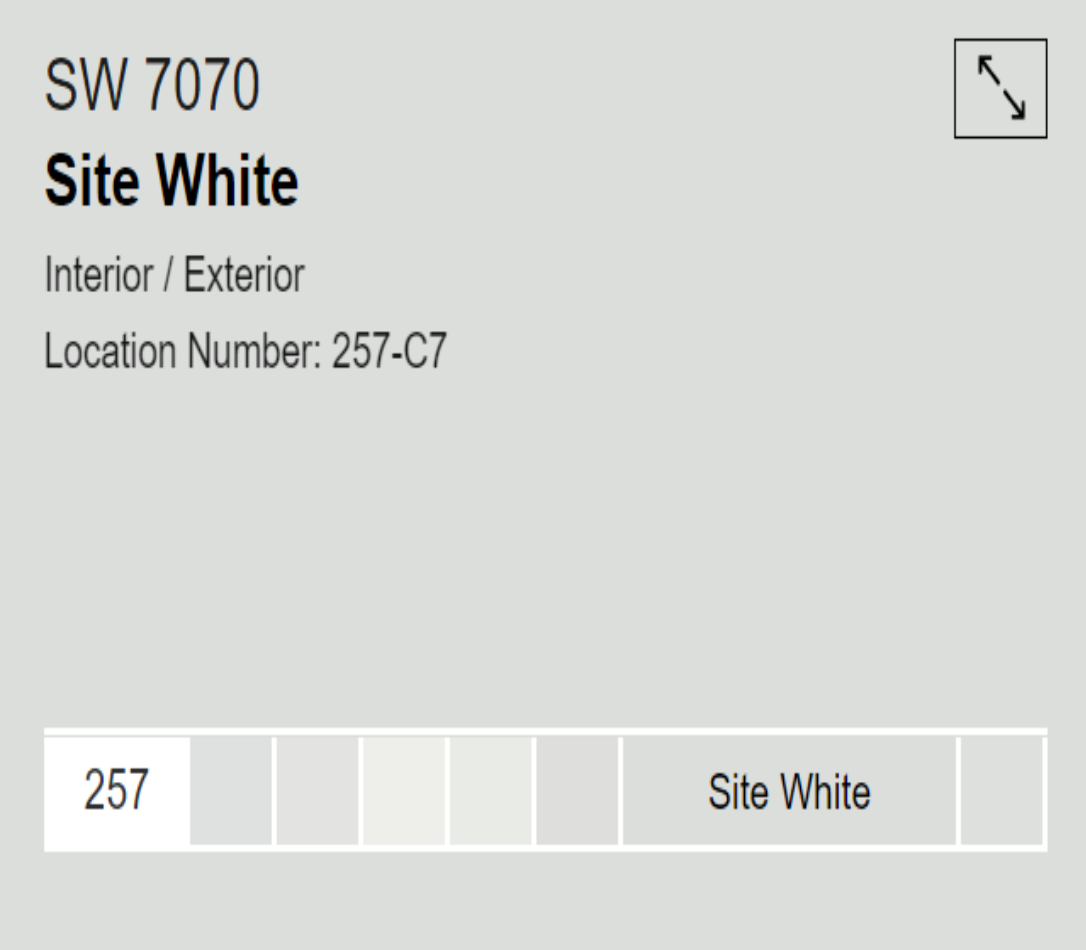
Exterior Color Selections



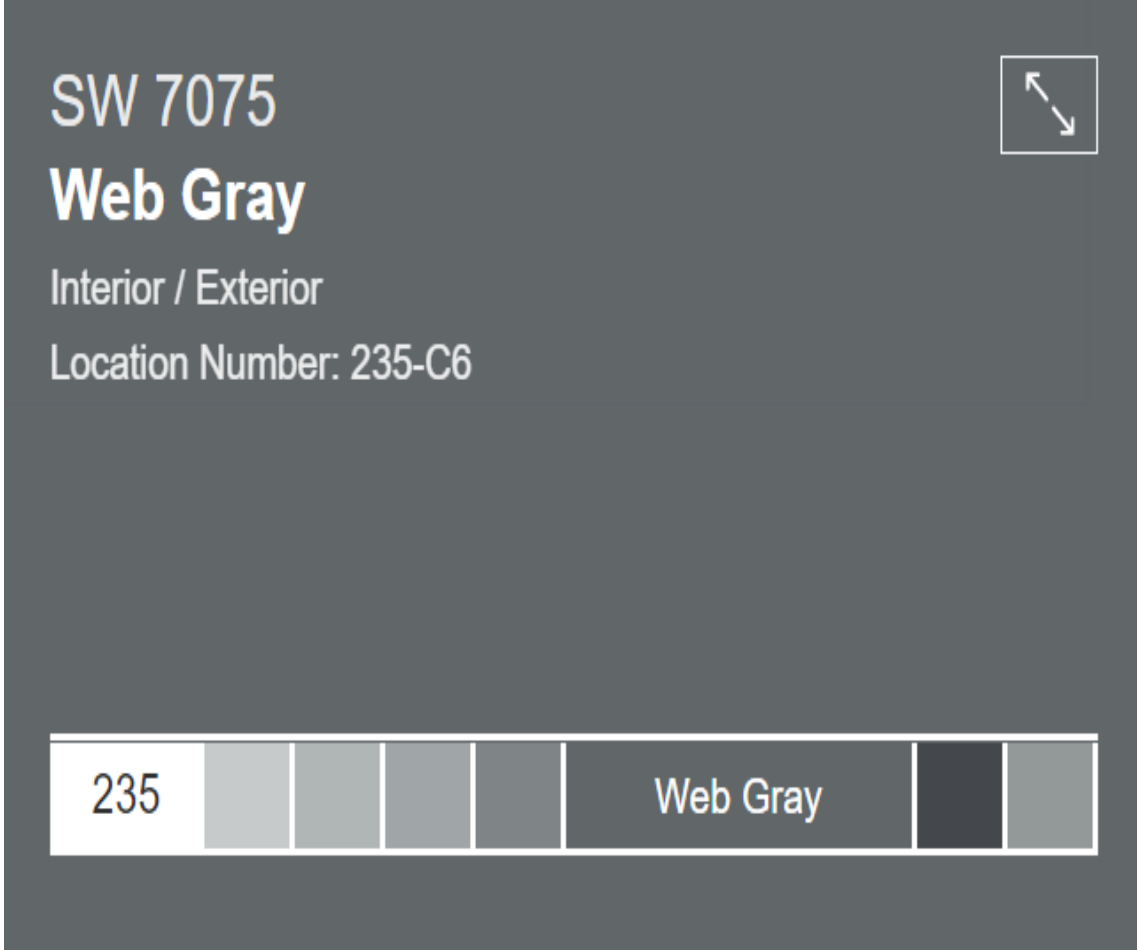
ROOF TILE
 Brand: Eagle
 Color: Bel Air 4595 Dark Charcoal



GARAGE DOORS
 Brand: Builder's Standard
 Style: Long Panel Recessed



MAIN BODY COLOR
 Brand: Builder's Standard
 Color: SW7070 Site White
 Location: Main Body



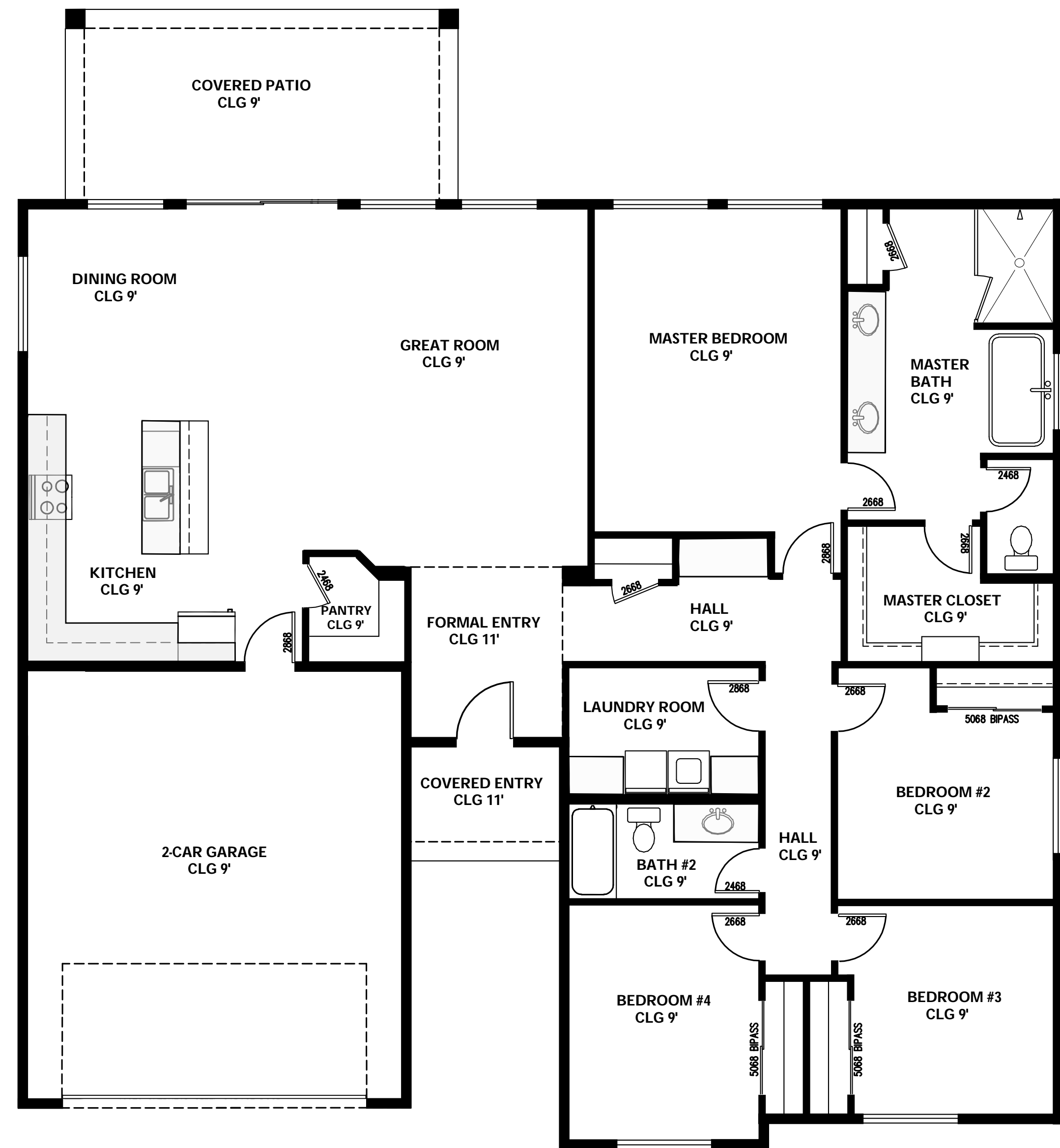
EXTERIOR TRIM
 Brand: Builder's Standard
 Color: SW7075 Web Gray
 Location: Front Door, Garage door, Shutters and Fascia



SIDING FINISH
 Brand: Builder's Standard
 Color: SW7006 Extra White
 Location: Siding

** Supply availability may vary. Nexstar reserves right to switch exterior materials based on availability at time of install **

Cabinets & Countertops



CABINETS

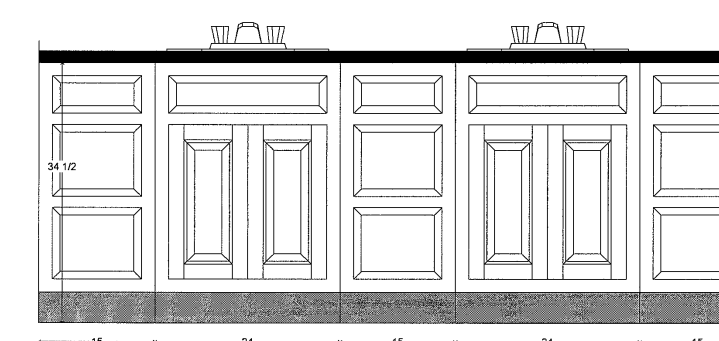
Brand: Builder's Standard
 Style: Shaker Cabinets
 Color: Builder's White
 Drawers: Soft Close
 Hardware: Black Pulls
 ** Photo Not Of Actual Cabinets**

COUNTERTOPS

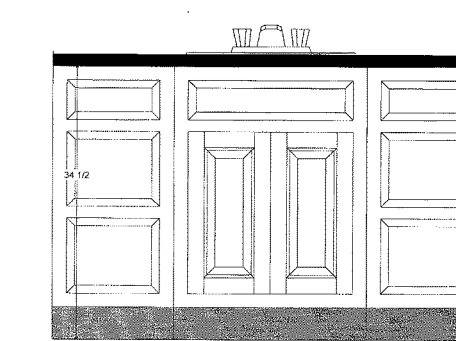
Brand: Quartz
 Profile: 3cm with eased edge
 Color: New Venatino Grey
 Thickness: 3cm single laminate
 ** may substitute with 2 cm with thickened front to 4cm**



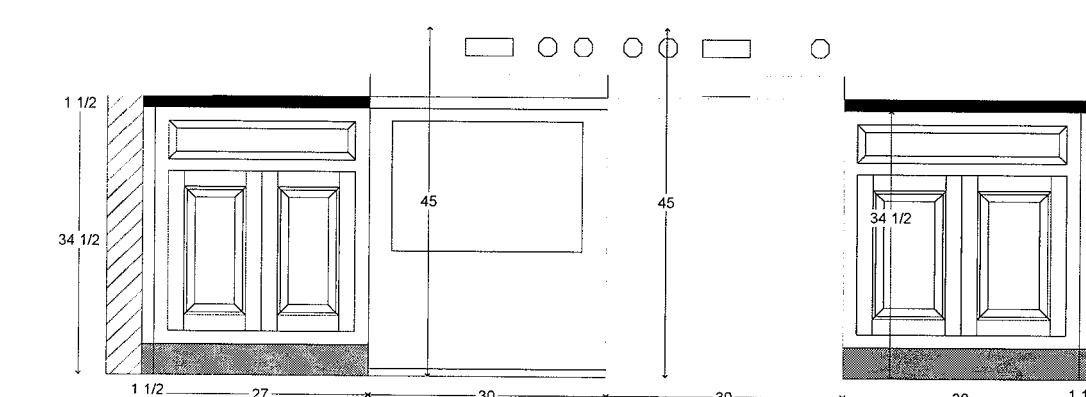
Kitchen Cabinets



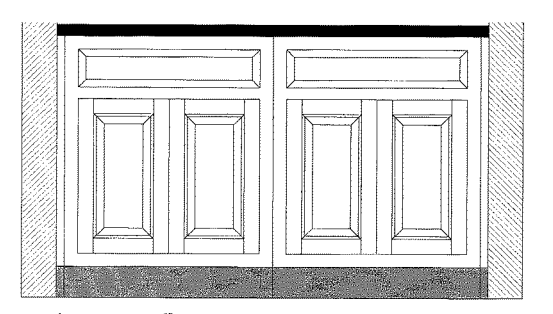
Master Bath



Bath #2



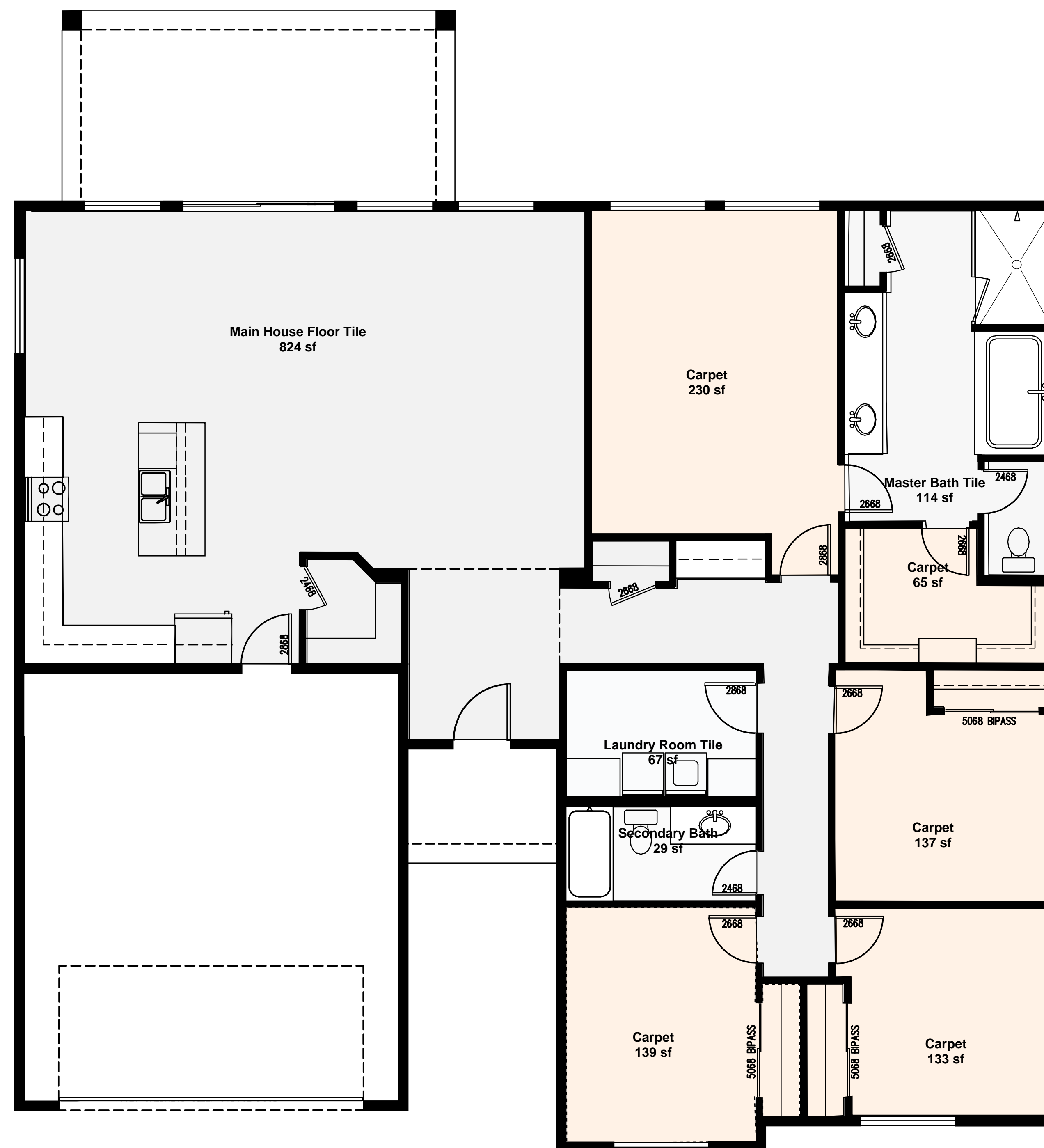
Laundry Room



Hall

** Cabinet layout may vary from house to house **

House Flooring & Tiled Walls



Main House Floor Tile

Main House Floor Tile-

Tile: Essence Grey

Sizing: 8"x48"

Laundry Room Floor Tile -

Tile: Cementine B&W4

Sizing: 8"x8"

Master Bathroom Floor Tile-

Tile: Themar Statuario

Sizing: 12"x24" or 24"x24"

(Depending on availability)

Secondary Bath Tile-

Tile: Themar Statuario

Sizing: 12"x24" or 24"x24"

(Depending on availability)

Master Shower Floor-

Tile: Themar Statuario

Sizing: 2"x2"

Shower and Wall Tile

Master Shower Wall -

Tile: Vetri Bianco

Sizing: 8"x24"

Tile Height From Floor- 8'

Master Tub Wall -

Tile: Vetri Bianco

Sizing: 8"x24"

Tile Height From Floor- 3'

Secondary Baths -

Tile: AZ Flash White

Sizing: 3"x12"

Tile Height From Floor- 8'

Kitchen Backsplash-

Tile: Flash Graphite

Sizing: 5"x5"

Tile Height From Countertop- 18"

House Flooring & Tiled Walls



Main Tiled Floors
Essence Grey 8"x48"



Kitchen Backsplash
Flash Graphite 5"x5"



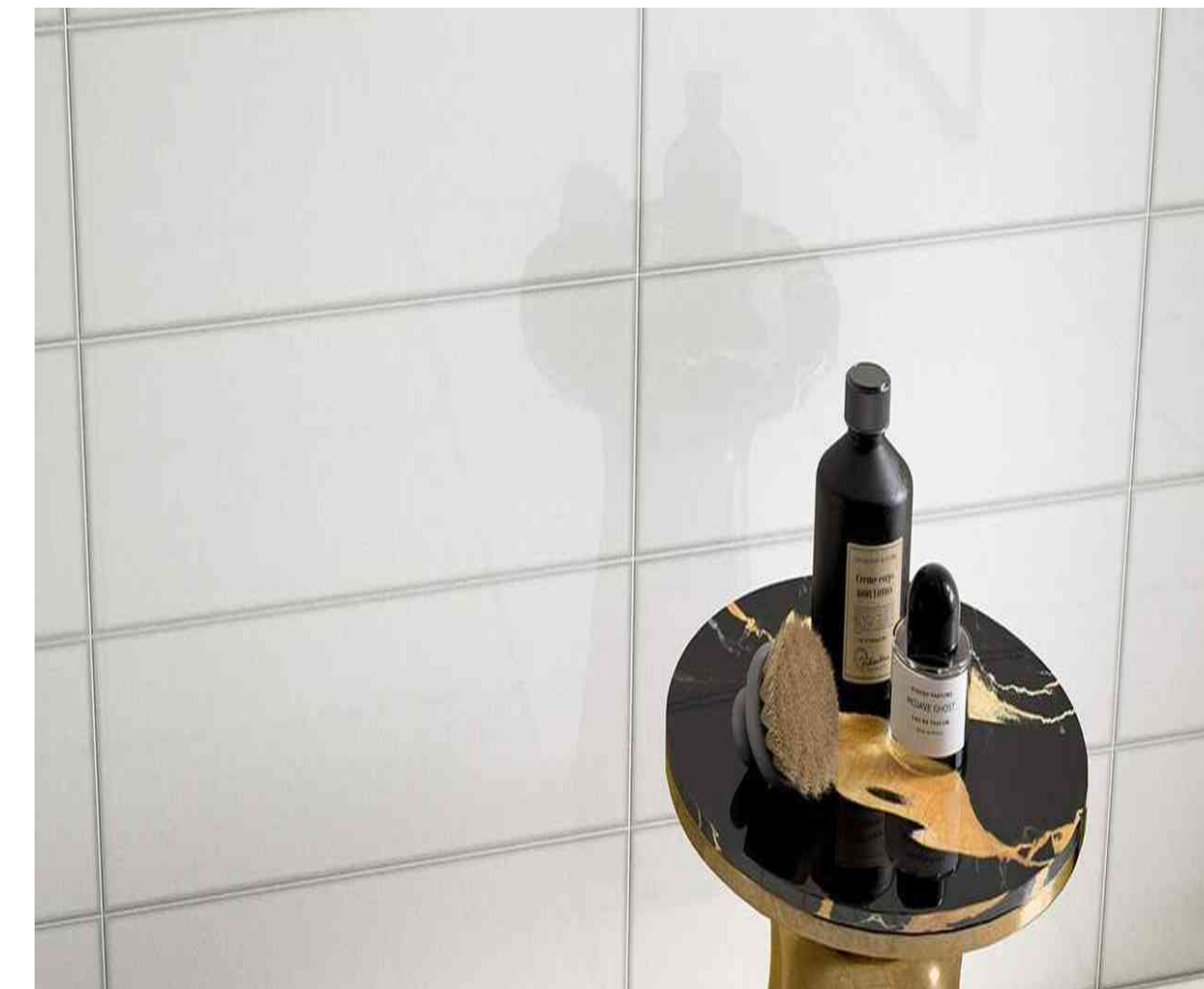
Laundry Room Flooring
Cementine B&W4 8"x8"



Carpet Floors
Modern Edge Greystone



Master Bathroom Floors
Themar Statuario 12x24 or 24x24



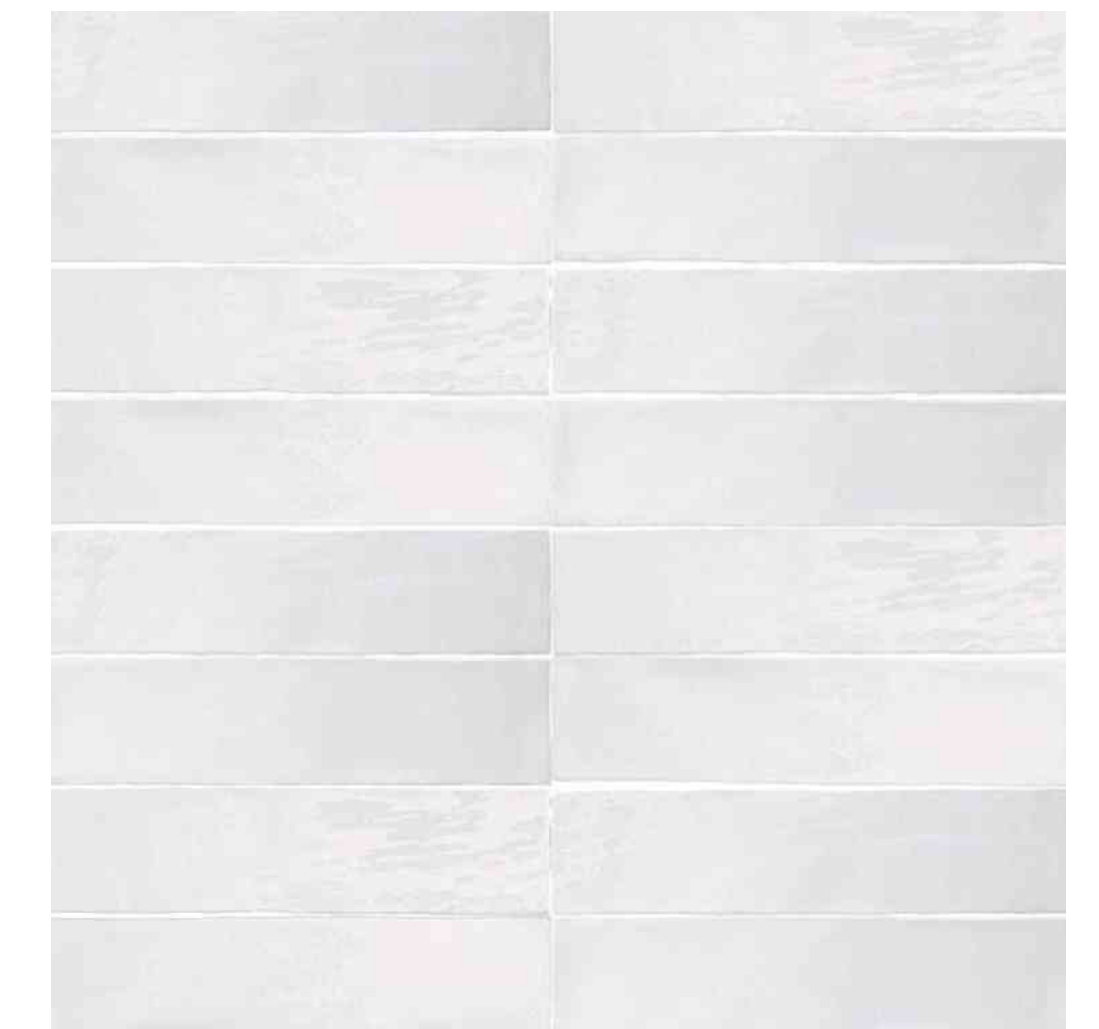
Master Shower/Tub Walls
Vetri Bianco 8"x24"



Master Shower Floors
Themar Statuario V 2"x2"



Secondary Bath Floors
Themar Statuario 12"x24" or 24"x24"



Secondary Shower Walls
Flash White 3"x12"

Light Fixtures



Formal Entry
 Series: Z-Lite Cavallo
 Color: Black
 Model I:463-30HBK-CH
 Quantity: 1



Kitchen Nook
 Series: Golden Lighting Duncan
 Color: Matte Black
 Model #3602-3LP BLK-BLK
 Quantity: 1



Kitchen Island
 Series: Golden Lighting Duncan
 Color: Matte Black
 Model #3602-L CH-BLK
 Quantity: 2



Exterior Lights
 Series: Bellevue 12"
 Color: Black
 Model #SH50016BK
 Quantity: 2



Master Bath
 Series: Golden Lighting Duncan
 Color: Matte Black
 Model #3602-BA3 CH-BLK
 Quantity: 2

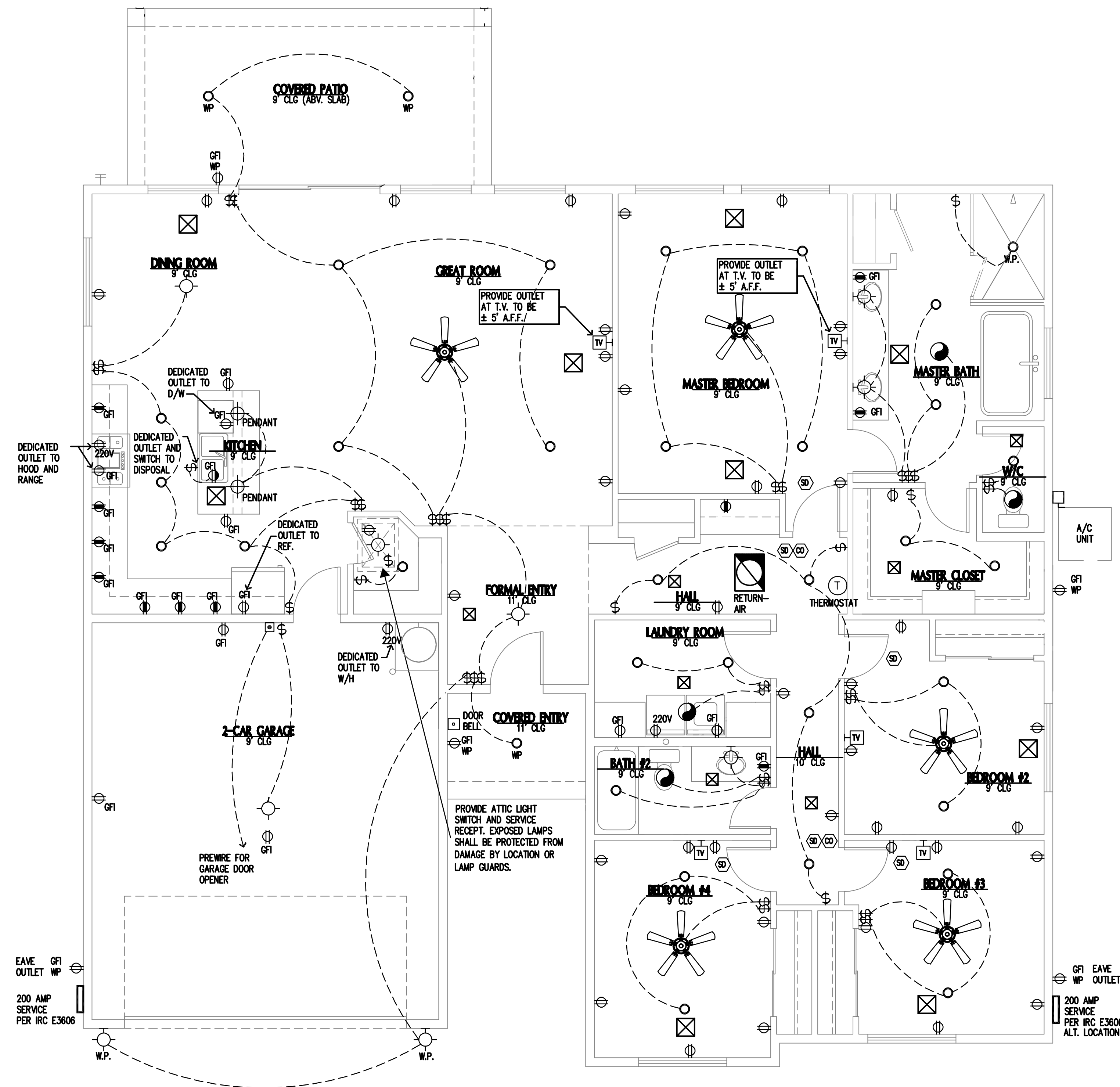


Bath #2
 Series: Golden Lighting Duncan
 Color: Matte Black
 Model #3602-BA3 CH-BLK
 Quantity: 2



Master Bed and Great Room
 Series: Craftsman Jamison 52"
 Color: Flat Black
 Model #JAM52FB5-LED
 Quantity: 2

Electrical Plan & Upgrades



Electrical Plan Details

- 35 - LED Can Lights (highly upgraded)
- 1- Entry way chandelier
- 1 - Dining room chandelier
- 2- Kitchen island pendant lights
- 3- Bath bar lights
- 2 - Ceiling fans. One at Master bedroom and one at Great room
- 2- Exterior wall sconce
- 1- Garage light
- 2- Eave outlets
- 3- Side bedroom ceiling fans pre-wires
- 1- 200 amp electrical panel

Upgraded to include; LED can lights, four can lights in master bedroom, two cans lights in secondary bedrooms and two high outlets for eave lighting.



Garage Door Opener

Quantity: 1
 Brand: Builders Standard
 (May Vary)
 Opener: Automatic



Can Lighting

Quantity: 35
 Brand: Builders Standard
 (May Vary)
 Color: White
 Bulbs: LED



Light Switches

Brand: Decora
 Color: White

Plumbing Fixtures



Bathroom Faucets
Series: Moen Gibson
Color: Black
Model: #M6145-BL
Quantity: 3



Secondary Showers
Series: Delta Trinsic
Color: Black
Model #T14459-BL
Quantity: 1



Master Shower
Series: Delta Trinsic
Color: Black
Model #T14259-BL
Quantity: 1



Master Tub
Series: Delta Trinsic
Color: Black
Model #T2759-BL
Quantity: 1



Kitchen Sink faucet
Series: Delta Essa
Color: Black
Model #9113-BL-DST
Quantity: 1



Bathroom Toilets
Brand: Proflo
Color: White
Bowl Part #PF1401TWH
Quantity: 2



Garbage Disposal
Brand: In-sink-erator
Model #IBADGER1WC
Quantity: 1



Master Bath Freestanding
Brand: Proflo
Color: White
Model #PFFSO16731WH
Quantity: 1



Secondary Bathtubs
Brand: American Standard
Color: White
Model #A2391202020
Quantity: RH-1
Quantity: LH-0



Kitchen Sink
Brand: NEL Lusso Single Bowl
Color: Stainless
Model #SS-SB-04-ADA
Quantity: 1



Bathroom Sinks
Brand: NEL Lusso
Color: White
Model #CS-WH-RT
Quantity: 3

** Supply availability may vary. Nexstar reserves right to switch plumbing fixtures based on availability at time of install **

Trim & Interior Paint



Front Door
Brand: Builders Standard
Series: Fiberglass
Sizing: 3'x8'



Interior Doors
Brand: Builders Standard
Series: 2 Panel Hollow Core
Sizing: 6-8' tall with varying widths



Interior Base
Brand: Builders Standard
Series: 314MUL MDF
Sizing: 1/2" x 5 1/2"



Interior Casing
Brand: Builders Standard
Series: 2PR120FJ
Sizing: 1/2" x 2 1/4"



Door Handles
Series: Kwikset Signature
Model: 720ADL-514
Color: Black



Interior Paint
Brand: Builders Standard
Color: Dunn Edwards Cool December DEW 383

Interior Wall Paint

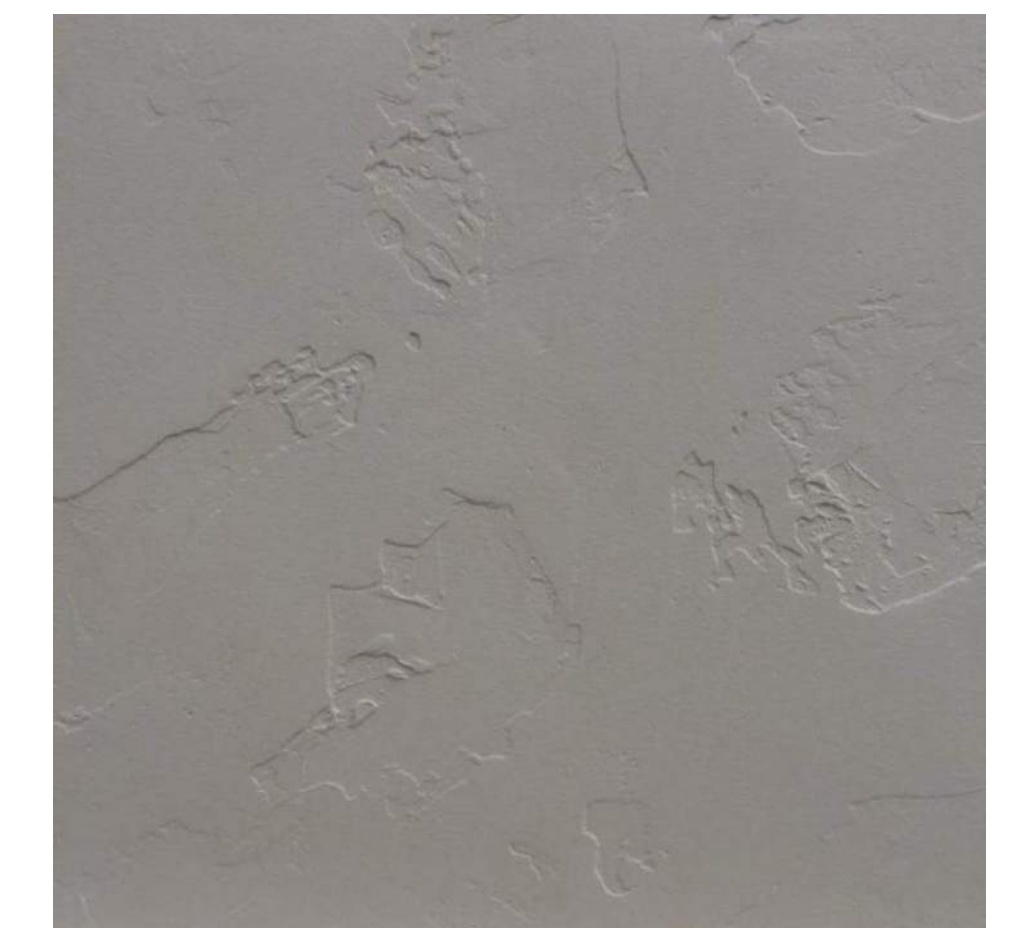
Interior wall finish: Eggshell Paint. Eggshell paint cleans easier, covers better, wear better and last longer than normal flat paint. You can clean scuffs and marks on walls easier as well.

Interior Trim Paint

Interior doors, base, casing and shelving finish: Semi-gloss Paint. Semi-gloss paint is the best choice for trim paint because it adds shine, provides visual contrast and is the easiest to clean.

Interior Ceiling Paint

Interior ceiling finish: Flat Paint. Flat paint absorbs the light. This will allow for the best finish at your ceiling line. It is forgiving to hide imperfections and is highly durable.



Interior Drywall Finishes
Wall: 1/2" Drywall
Ceiling: 1/2" Anti-sag
Texture: Skip Trowel Texture

Appliances



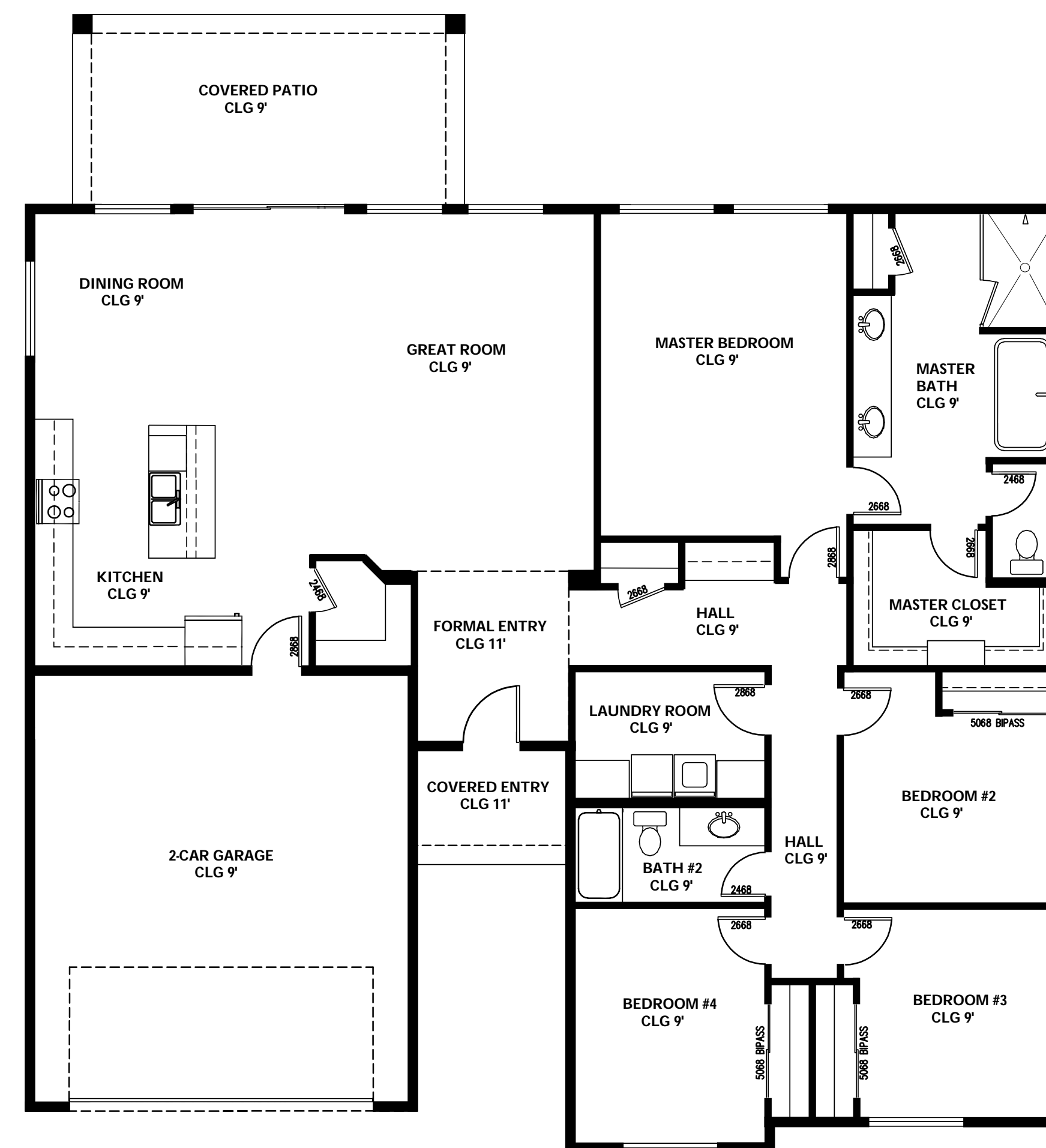
Oven/Cooktop
 Brand: Samsung
 Model: #NE63A6311SSAA
 Quantity: 1



Built-in-micro
 Brand: Samsung
 Model: #ME17R7021ESAA
 Quantity: 1



Dishwasher
 Brand: Samsung
 Model #DW80R2031US/AA
 Quantity: 1



Nexstar Next Level Energy Efficient Home Features



AC Units

Brand: Trane
Series: XR14
Quantity: 2
One of the highest end brand name AC units on the market.



Windows

Brand: Pella
Series: Encompass
Window- Dual Pane Low-E
Pella is used on high end custom home and known for their energy efficient windows and durability.



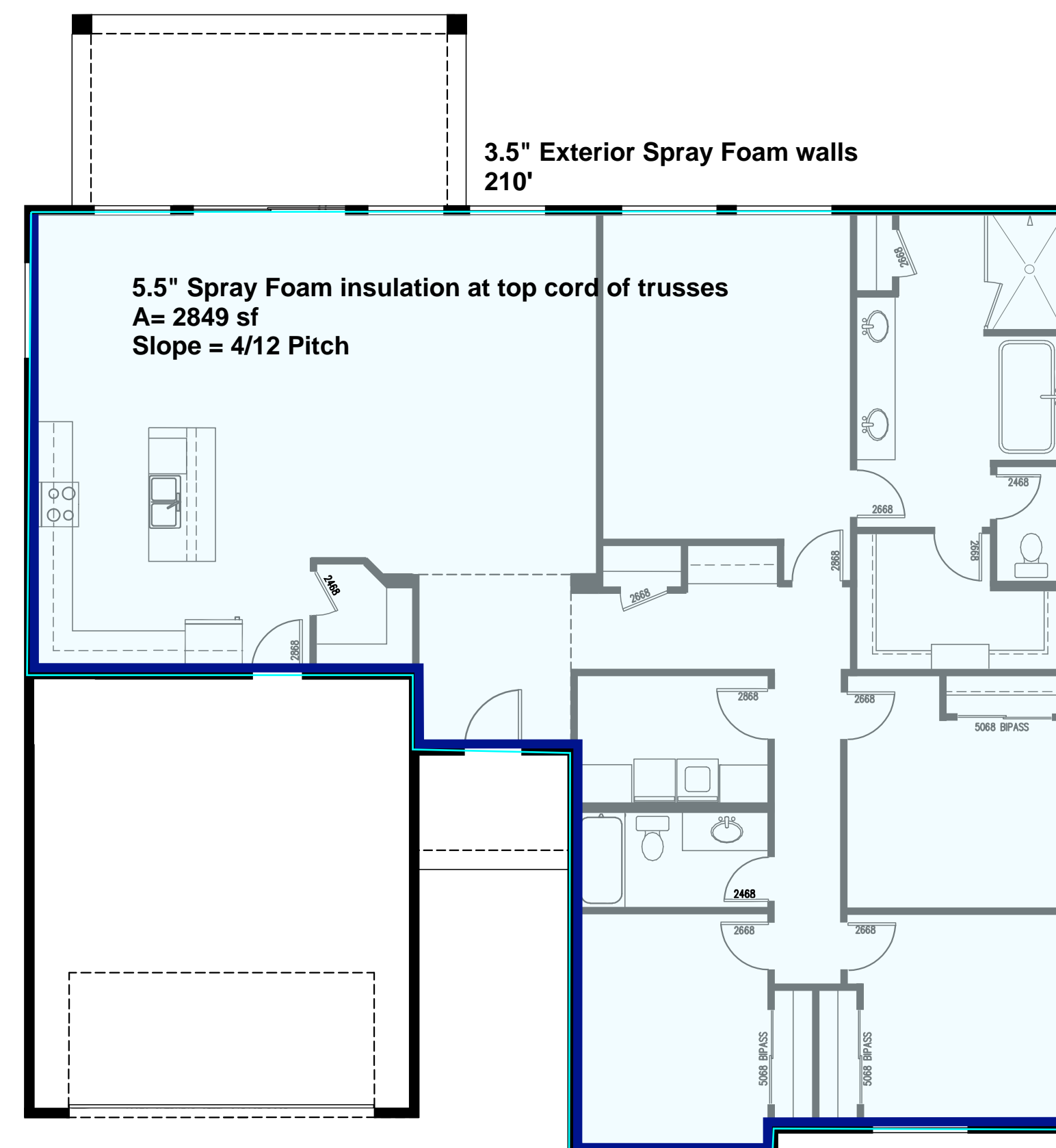
Wall Insulation

Open Cell Sprayed in insulation
Location: All exterior livable walls
This is a huge upgrade in insulation for the Arizona heat. It seals all exterior walls not only from heat but from bugs as well.



Attic Insulation

Open Cell Sprayed in insulation
Location: All livable ceiling
This is a huge upgrade in insulation for the Arizona heat. It seals all attic from the Arizona heat. Attic space is approximately 10 degrees warmer than house. This allows for all plumbing and duct work to remain in a cool environment reducing cooling costs.



Cellulose insulation	Spray Foam insulation
Traps air inside tiny glass fibers, slowing transfer of heat.	Open Cell is mainly used as an air barrier
Around \$1.25 per livable square foot of house.	Around \$2.25-\$2.50 per livable square foot of house (depending on roof pitch)
Yes	Seals house with minimal leakage
Less Efficient	Substantially more efficient
Loses heat quickly	No difference in performance
2.2 per inch but loses R-value over its lifetime	Open cell - 3.5 per inch. Spray foam does not lose value over lifetime
10-25 years if it stays dry	50-80 years
Costs is main benefit	Stops air infiltration Fills all gaps in wall cavity for bugs Will not sag Keeps dust and pollens out Reduces wear of HVAC unit

** Supply availability may vary. Nexstar reserves right to switch above listed features based on availability at time of install **



NOTICE TO BUYER

MATERIAL SUBSTITUTION

Due to the nature of construction and the current extreme supply chain disruptions, Buyer is aware, understands and acknowledges that deviations and variations from the material lists will exist in the House, including, substitution of materials, equipment, appliances, style, and color changes. In addition, Buyer acknowledges that renderings, floor plans, pictures and other advertising material may vary from actual colors and materials included in house and may not be drawn to scale.

Buyer: _____

Dated: _____

Buyer: _____

Dated: _____