



Standard Inclusions for a C&B Construction Custom Home

Here you will find a comprehensive list of almost all of things you can expect to receive standard when you build with C&B Construction. However, let us be clear when we say that you do not have to abide by every item on this list.

The items in this list are items that we would install in our own home and provide a good starting point for budgeting purposes. In all of our custom homes, the customer makes the final decision on all of their items, big or small.

If you have any questions about the items within this list, you can contact Casey Bledsoe at (970) 768-8319 or send us an email at info@c-bconstruction.com.

Before the list starts, it's worth noting that C&B Construction and our subcontractors all complete our work based on current building codes. Therefore, there may be a few items left out of this list and there may also be some things included that are out of our control. If you choose C&B Construction for your custom home, we will always be sure to cover these items beforehand.

The items on this list are current as of 10/20/2020.



Custom Homes | Additions | Remodels

Standard Inclusions for a C&B Construction Custom Home

Structural

- Advanced 2x6 framing techniques on all above-ground walls
 - Techniques include engineered trusses with energy heels, insulated door & window headers, and wall studs framed with their natural crown facing one direction to eliminate wavy and unattractive walls
- 9' tall ICF (Insulated Concrete Form) foundation walls
 - This includes a standard 8" thick concrete wall but provides an immediate R-23+ insulation value without the need to frame the exterior walls and apply blanket insulation
- R-23 blown-in insulation in all exterior walls, including the garage
- R-38 blown-in insulation in the attic

Mechanical

- 95% high-efficiency *Carrier* furnace
- Central air conditioning
- Tankless water heater with a hot water recirculating line
- Rough-in plumbing in the basement for future bathroom(s) or bar
- 200 amp electrical service brought to the home
- Programmable thermostat
- Additional water line for refrigerator and/or ice maker
- Exterior sill faucets



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Exterior

- Clopay insulated overhead garage door(s)
- Pella 250 Series white vinyl casement windows, EnergyStar rated
- EIFS or hard-coat stucco system with aluminum soffit and fascia
- SmartSide lap siding
 - This product can either be primed and painted any color you want with *Sherwin Williams SuperPaint Exterior Paint* or can be the Diamond Kote pre-finished siding with a 25 year paint guarantee (limited colors)
- Exterior stone accents
- Recessed perimeter lighting
- Owens Corning Duration STORM shingles (class 4 impact-resistant shingles)

Interior

- 4' staircase, if applicable with your floor plan
- Ample recessed LED lighting
- Sherwin Williams SuperPaint Interior Paint throughout the home
 - Included is one color for the walls and ceiling, one color for trim, and another color for doors
- Painted hollow-core doors
- Painted MDF trim and windowsills
- Granite or quartz countertops in the kitchen and all bathrooms
- Tile backsplash above all countertops; full 18" height in kitchens, 6" height everywhere else
- Porcelain tile floors in all bathrooms and laundry room
- Solid hardwood flooring throughout the main living areas
- Carpet in all bedrooms with 5/8" thick pad
- Custom, oversized master shower
 - Our custom master showers include a tiled base, tiled walls to the ceiling, mosaic tile accents, a custom drain cover, and a rainfall shower head



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Interior, continued

- 36" tall (finished height) cabinets in the kitchen and all bathrooms
 - Our *Koch* brand cabinets come in a variety of colors and door styles, but regardless of the style, soft-close doors and drawers are standard in all of our homes
- 42" upper cabinets in the kitchen
 - Crown molding and soft-close doors are also standard for our upper cabinets
- Functional kitchen with the setup for double-ovens, electric cooktop, and decorative stainless steel vent hood
- Walk-in pantry with adjustable shelving, if applicable with your floor plan
- Built-in cubbies in your mudroom for easy and attractive storage right off the garage
- Built-in electric fireplace with marble, quartzite, or slate ledger panel from floor to ceiling

Popular Upgrades

- Heated tile floors in the bathrooms
- Painted solid pine doors
- Stained trim and doors, such as knotty alder or oak
- White ceiling in main living areas
- 1" or 2" of closed cell foam insulation with blown-in remainder
- Smart home upgrades (smart thermostat, built-in speakers, automated shades, etc.)

Despite our standard design calling for a double-oven, stainless steel hood, and electric cooktop, C&B Construction does not provide any appliances with our custom homes. We may include it for budgeting purposes, but we do not purchase them and we don't handle them until they are delivered on-site. This specific design style is something we will discuss with you before we finalize a design with this appliance setup.

Similar to appliances, C&B Construction does not handle any landscaping other than the concrete patios and sidewalks. We may include the price in our budget if you have received a prior quote.



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Final Notes

We would like to make it very clear that the inclusions listed here are not what you are obligated to choose in your home and, in many cases, some of these items may not fit into the plan we design together.

From the very beginning of the process, you get to choose every finish, every detail, and everything that will turn this house into your future home. The inclusions that are listed are some of the most popular or currently trendy items and could be subject to change after a while. We strive to keep up with trends and try new things but sometimes those things don't fit into every customer's home.

At the end of the day, it is your home that we're building and you get the final decision on every inclusion listed, with the exception of our framing techniques.

Please don't hesitate to reach out to us if you have any questions or comments regarding this document, who we are, or what we do.