

CONWAY ESTATES

Kemp Signature Homes is legendary for providing impeccable design, luxury benefits, and construction integrity for generations of homeowners. The features and specifications built-in to every home are carefully selected for their enduring style, ease of maintenance and user value. This quality is backed by the stability and security of the Kemp Signature Homes name. We've been winning national and local design awards for over 60 years, and our legacy continues.

Kemp Signature Features

- Centricity's 1-Year Workmanship, Material, and Systems Warranty, and 10 - Year Major Structural Defect Warranty
- 5-year homeowner electrical protection plan
- Complimentary interior design and selection service provided through Schaub and Srote Architects⁶
- Full landscape package including plantings, trees and fully sodded yard (in disturbed areas only)²
- Lawn irrigation system with electric control and rain sensor (to service grass and bed areas only)
- "Smart Home" Package

Outside Your Home

- Pella Advanced Low-E 250 Series casement windows in std. colors
 - InsulShield® Low-E insulating double-pane glass
 - Solid color frames with grilles between the glass
 - Screens for all operable windows
- 8' Mahogany front door (sizes vary per plan) with hardware and deadbolt
- GAF Timberline Natural Shadow over #15 felt paper with ice and water shield at eaves, and valleys per code with drip edge
- Brick/stucco and/or stone elevations per plan with address marker
- James Hardie fiber cement horizontal, vertical, and shake shingle siding (per plan) and soffit and fascia trim in pre-finished ColorPlus technology.
- Aluminum gutters and downspouts with baked enamel finish and splash-blocks at downspouts
- Delden Steel insulated – "Vintage" style Garage doors with 8' tall openings, recessed panel, and standard finish.
- Lift-Master Operators with 2 transmitters for each unit
- Painted or stained shutters on elevations (per plan)

Construction Advantages

- Floor sheathing to be 23/32" Advantech 23/22" T&G floor sheathing nailed and glued
- TJI "Silent Floor" joist system
- Advantech ZIP system wall sheathing with integral vapor barrier
- 7/16 OSB roof sheathing with H-clips
- 8-10" basement pour (9' pour)
- Rubberized foundation waterproofing system with 10-year manufacturer's warranty
- Decorative rock window well(s) in basement (determined per plan and lot conditions)
- Interior "Hydra-Channel" drain tile system tied to sump bucket(s)

Interior Features

- 10' First Floor and 9' Second Floor (if applicable) ceilings heights in main living areas (ceiling heights may vary by room and plan)¹
- 5/8" drywall, screwed and nailed as required with Level-4 finish
- Basement ceilings drywalled and fire-taped per code
- Coffered ceiling in Master Bedroom
- Decorative ceiling treatment and details as per specific plan
- Cased openings on First Floor (per plan)
- Windows shall be cased on 3-sides and receive wood sills and apron
- Masonite 2-Panel Roman style interior doors
 - Solid Panel
 - Door heights 8' at First Floor and 7' at Second Floor (unless otherwise stated on plan)
- Quickset lever-action door hardware in chrome
- Metal insulated garage service door with 90 - minute fire-rating and hardware.
- Millwork¹
 - 7 - 1/16" baseboards (Metrie 9263M)
 - 3 - 1/2" casing (Metrie 523M)
 - 7 - 1/16" crown mould (Metrie 34232ACRM)
 - 3-1/2" chair rail (Metrie 24112PCAM)

Builder reserves the right to make changes to floorplans, elevations, prices, and specifications without notice. A principal in the ownership entity is a licensed real estate broker but not involved in any of the brokerage transactions. 12/6/18

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- 2-1/4" plant mould (Metrie 366M)
- Staircases¹
 - Open staircase with oak treads, oak handrail, and oak box newel post.
 - Spindles shall be square 2" x 2" spaced evenly of each other (two per tread).
 - Stained skirt boards and risers.
 - Closed Staircases – Oak treads and handrail.
- Wainscotting – 48" tall wainscoting treatment in Study and Dining Room w/ painted finish.
- Crown Mould throughout 1st Floor main hallways and Foyer.
- Custom closet shelving allowance \$7,000 (Master Bedroom and Pantry)
- Tight mesh wire shelving in all secondary closets
- Interior Paint
 - 2- Coats interior Paint with smooth finish walls
 - Choice of 3 paint colors (ceiling, walls, and millwork)³
- Cabinet hardware allowance of \$1,500
- Backsplash Allowance of \$3,000 for Kitchen and Wet Bar¹
- Cubbies – Field-built and finish painted per plan¹

Kitchen

- Dynasty Cabinets – Price Class 1 – Maple – w/std. Finish and soft close doors
- 3cm Category "C" granite (or quartz) countertops
- Moen Brantford – Single Handle Faucet with Pullout Spray in Chrome
- Sterling Ludington – 33" Stainless Steel Under-Mount Sink
- InSinkErator Badger 5XP ¾ HP Garbage Disposal with Chrome Air Switch

Butler's Pantry / Wet Bar (on select plans only if applicable)

- Dynasty Cabinets – Price Class 1 – Maple – w/std. color finish and soft close doors
- 3cm Category "C" granite (or quartz) countertops
- Moen single handle pull-down spray faucet with reflex in chrome
- Sterling Spring Dale 14-1/4" Stainless Steel under-mount sink

Powder Room

- Dynasty Cabinets – Price Class 1 – Maple – w/std. color finish and soft close doors
- 3cm Category "C" granite (or quartz) with backsplash vanity tops
- Rectangular undermount porcelain sink in white
- Moen Voss – Double handle widespread faucet in chrome
- Moen Voss - Pivoting toilet paper holder and towel ring in chrome
- Kohler Highline – Comfort Height 1.6 GPF Toilet with Elongated Bowl in White

Master Suite

- Crown mould on perimeter walls in Master Bedroom
- Dynasty Cabinets – Price Class 1 – Maple – w/std. color finish and soft close doors
- 3cm Category "C" granite (or quartz) vanity tops with backsplashes
- 3cm Category "A" (or remnants) granite (or quartz) shower curb and seat
- 2 x Moen Voss – Double handle widespread faucets in chrome
- Rectangular undermount porcelain sinks in white
- Moen Voss – Pressure balanced shower system with shower head, diverter, and hand held in chrome
- 3/8" thick clear glass shower door and panels
- Sand and cement shower base with integral drain
- Moen Voss - Pivoting toilet paper holder and 2x 24" towel bars
- Jacuzzi Celeste 67" Free Standing Soaking Bathtub with Filler/Hand Spray in Chrome
- Kohler Highline – Comfort Height 1.6 GPF Toilet with Elongated Bowl in White
- Crown Mould in Master Bedroom perimeter wall

Secondary Bathrooms (bathtubs are standard unless otherwise noted on plan)¹

- Kemper Cabinets – Walcott – Slab drawer fronts in Maple with std. color finish
- 3cm Category "A" granite vanities with backsplashes
- Rectangular undermount porcelain sink(s) in white
- 42" high mirrors over vanities

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- Moen Voss – Single handle, single hole faucet in chrome
- Moen Voss – Pivoting toilet paper holder in chrome
- Moen Voss – 24" Towel bar in chrome
- Mansfield comfort height toilet with elongated bowl in white
- Moen Voss – Posi-Temp pressure balanced tub, shower, and valve trim in chrome.
- Steel tubs in white (sizes vary by plan)
- Moen Voss – Shower trim with volume control and shower head in chrome
- Acrylic shower bases in white (sizes vary by plan)

Laundry Room / Mudroom¹ / Half Bath ¹

- US Cabinet Depot – Shaker Drawer Front in Maple with Antique White finish
- 3cm Category "A" granite countertops with backsplashes
- Moen Chateau - Single handle faucet with side spray in chrome
- Stainless Steel under-mount sink
- Space Saver hookup box for washer and dryer
- Mansfield comfort height toilet with elongated bowl in white
- 42" high mirror over vanity
- Kohler Memoirs 24" pedestal sink in white
- Moen Voss – Double handle widespread faucet in chrome

Flooring ¹

- Hearthstone 7-1/2" prefinished hickory hardwood flooring with flush mount vents in Foyer, First and Second Floor Hallways, Landings, Kitchen, Breakfast, Dining, Powder Room, Great Room, Hearth Room, Butler's Pantry, Wet Bar, and Study.
- Tile – Daltile "Severino"
 - Master Bath
 - Floor - 18" x 18" straight lay
 - Shower Walls - 10" x 14" brick lay
 - Shower Floor - 2" x 2" mosaic
 - Laundry Room floor - 18" x 18" straight lay
 - Secondary Bathrooms
 - Floors - 18" x 18" straight lay
 - Walls - 12" x 12" Straight Lay
- Carpet - Shaw - Amplified Over 7/16 8lb Re-Bond Pad in all Bedrooms and Bedroom Closets.

Fireplace(s)

- Astria Aries Series gas fireplace units, sizes determined per plan.
- Gas log sets included
- Front and side stone surrounds (with exterior stone selection) capped at mantle height with 4" cut limestone sill.
- Black metal vent/screen chimney cap.

Lighting / Electrical

- Lighting allowance of \$6,500
- Can lighting throughout (per plan)
- Ground Fault Interrupters (GFI's) in Kitchen, Garage, Outdoor Locations, and Baths
- Interconnected smoke alarm system with alarm for each floor and bedroom
- 400 Ampere service to house with panel
- Copper wiring
- Decora rocker light switches in white

Smart Home and Networking

- 2 x Wi-Fi access points
- 8 port POE Ethernet switch to support hardwired connectivity,
- Wired router installed on shelf near main electric panel.
- Video Doorbell system with integrated intercom phone call system to homeowner's mobile device (Homeowner responsible for internet activation)

Low Voltage Wiring Infrastructure

- 10 x Wired locations to be used for TV, Network, or Phone connections.
- 1 x In-wall conduit for use with TV mounted over fireplace.
- 30" enclosure for wire maintenance at low voltage demarcation point in lower level

Energy Efficiency and HVAC

- R-14 Fiberglass batt insulation in exterior 2 x 4 walls
- R-19 Fiberglass batt insulation in exterior 2x6 above grade walls (includes garage)

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- R-38 Blown insulation between ceilings and attic/roof spaces
- R-38 or R-38c insulation as needed where there is no access for blown insulation
- Top and bottom plates caulked
- Energy Efficient - Lenox, or equal, gas, 93% forced air furnaces
- Energy Efficient -13 S.E.E.R rated electric air conditioners
- Aprilaire humidifier on Main Floor furnace(s)
- Digital thermostats
- Exhaust fans in Bathrooms

Plumbing

- Gas to furnaces
- Gas to fireplaces
- Gas to cooktop
- 3 x Exterior hose bibs
- 2 x 50-gallon direct vent water heaters
- Floor drains (per plan)
- 1 x Sump bucket with pumps piped to exterior
- PEX water delivery system
- 3 – Piece underground rough-in plumbing for future bath/bar

Driveway / Sidewalk and Patio's

- Concrete driveway installed per the approved site plan. Approximate width of driveway is 12' with 28' turning pad into garage. (builder reserves the right to make field changes to ensure proper drainage on site)
- 4' wide walkway from driveway to front porch
- Front Porch and Walkway in Meramec exposed aggregate concrete.
- Patio allowance of \$3,000 (if patio is not included in specific plan)

Appliances

Kitchen:

- Dacor 36" Heritage Gas Cooktop (HPCT3666GS)
- Dacor 24" Heritage Dishwasher (RDW24S)
- Dacor 30" Heritage Double Wall Ovens (HWO230)
- Dacor 42" Heritage Side by Side Refrigerator (DYF42SBIWS)
- Zepher 36" Wall Hood and 390 CFM Blower (AK7636AS/ACT390)

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- Sharp 24" Microwave Drawer (KB-6524PS)

Wet Bar:

- U- Line 24" Wine Captain (U-1024WCS-00B)

Notes:

¹ Due to the variety of plans offered in this community some specification may not apply or differ from others. Ask our sales associate for further information regarding

² Landscape plans shall be developed by Builder's approved contractor and approved by the City of Town and Country.

³ Darker paint colors or finishes may highlight imperfections in walls and ceilings. Builder recommends using off white, grays, or beige colors in flat finish for walls and ceiling or upgrading to Level-5 drywall finish

⁴ Refer to appliance package portfolio for further information

⁵ Refer to complimentary interior design information sheet for inclusions and scope of services

