

# overview

**\$550,000**

2,578 finished square feet

3 beds – all large sized

2.5 baths

- First floor study with direct access to rear yard
- Second floor full laundry
- Large concrete patio in rear with concrete porch in front
- 250' deep lot
- Perry Bush designed

## turnkey leed certification + tax abatement

- Complete turnkey service. Absolutely nothing needs to be done by the homeowner.
- We work directly with the LEED consultant to ensure that the home meets the desired LEED certification level.
- All tax abatement paperwork is filed by Redknot immediately after construction is completed.
- City of Cincinnati tax abatement
- LEED Silver - 15 years on \$400k of home value
- Equates to ~ \$750 tax savings per month ~ \$135,000 in tax savings over a 15-year period

## interior finishes + features

- All finishes are 100% custom with unlimited options.
- Cabinets / vanities with soft close doors / drawers and quartz counters in all kitchens and baths
- Stainless steel appliances - \$5,000 allowance.
- Custom closet system in master closet.
- 7' solid core interior doors
- 5.25" baseboard and 3" window and door casing (painted).
- Sherwin Williams paint (choice of colors) on all walls, ceilings and trim.
- Wood stained railing and newel posts with metal balusters.
- Stained oak stairs with painted poplar risers and stringers (stairs from garage to first level are carpet grade)
- Heat & Glo 42" modern gas fireplace with choice of trim and glass media. Option remote and reflective glass liner.
- \$7,000 plumbing and lighting finishes allowance
- Hardwood flooring throughout first floor & second floor hall.
- Tile in all bathrooms, master shower floor / walls and bath walls to ceiling.
- Basco custom glass shower door in master bath and bath #2

**655 Delta Avenue, Mt. Lookout**



## design + allowances

We supply all finishes/allowances at our discounted builders' rate. We have negotiated builder discounting at numerous local vendors in addition to various national and online suppliers as well which we pass onto our clients. A dedicated designer works with all clients to make all selections to ensure top notch design.

## smart home

- Wi-Fi accessible thermostat
- Rheem hybrid hot water heater
- Liftmaster 8550W per garage allowance per Allowance Addendum.
- Nest Smoke and Carbon Monoxide detectors
- Video doorbell at front door

## energy efficiency, air quality and water conservation

- Andersen 400 series casement windows with choice of exterior/interior colors and hardware with energy efficient glass
- Andersen 200 series Narroline patio doors with energy efficient glass
- Clopay 2" Modern Steel 2" insulated garage door with Liftmaster 8550 garage door opener with battery backup and wifi accessibility to control from your smart phone or tablet.
- High R-value insulation throughout (R-19 insulation in exterior walls, ceilings with R-50 blown insulation and R-30 over garage)
- Rheem 50-gallon hybrid hot water heater. Programmable with wifi accessibility. Heats water 33% faster and reduces energy costs by ~\$340 annually compared to a standard 50-gallon electric model.
- HVAC and venting
  - Bryant or Tempstar 14 SEER air conditioner
  - Bryant or Tempstar 2 stage / 96% efficient furnace
  - Homewise programmable thermostats with wifi accessibility
  - Healthclimate Merv 13 media filter.
  - Soler & Palau Exhaust Fans PCI 110 continuous run 2 speed
  - Outside venting of bathroom fans, laundry and cooktop (standard 6" vent)
  - Cold air returns in each bedroom and in all common rooms. All vents and returns in sheet metal (not run through the stud cavities). Both items significantly improve the effectiveness of the unit.
- Kohler toilets with 1.1 gallon per flush
- Water efficient bath and shower fixtures.

# quality construction

## building envelope

- 3/4" tongue & groove Advantech plywood Advantech adhesive. Provides a stiffer, stronger, and flatter floor to install flooring. Guarantee from manufacturer a squeak free floor for the life of the home.
- Upgraded house wrap. Superior water holdout, breathability, tear strength, surfactant resistance and UV protection.
- James Hardie Cement Fiberboard siding with a 30-year warranty.
- Brick on front of home with "Flash & Seal" or 6 mil polyethylene shall be used to waterproof the wood framing in contact to the foundation.
- 2x6 exterior walls

## roofing and gutters

- Sloped roofs - CertainTeed Landmark shingles with limited lifetime warranty against manufacturer's defects and 15-year 110 mph wind-resistance warranty
- Flat roofs - Carlisle EPDM roof (40 Year EPDM material warranty and 10-year water-tightness warranty)
- 6" continuous aluminum gutters with 4" aluminum downspouts directly connected to the city's storm system (not discharged around the home)

## foundation

- 30-year waterproofing system on all exterior basement walls
- Minimum 10" x 24" concrete footers with 10" concrete walls. Continuous vertical and horizontal rebar. Creates a stronger foundation than what is required by code.
- Drain tile on inside and outside of foundation walls with SDR35 (rigid perforated pipe).
- Approximately (6) cubic feet of 1" wash gravel per lineal foot of foundation wall surrounding the 4" drain tile to allow for penetrating ground water to transfer and be discharged away from the foundation walls.
- Structural pour for garage slab.

## tile floors and walls

- Schluter Kerdi system in showers. Provides guaranteed waterproof shower system with straight internal and external corners.
- Schluter Ditra system on floors. Provides guaranteed uncoupling (prevents cracking in tile) and waterproofing.