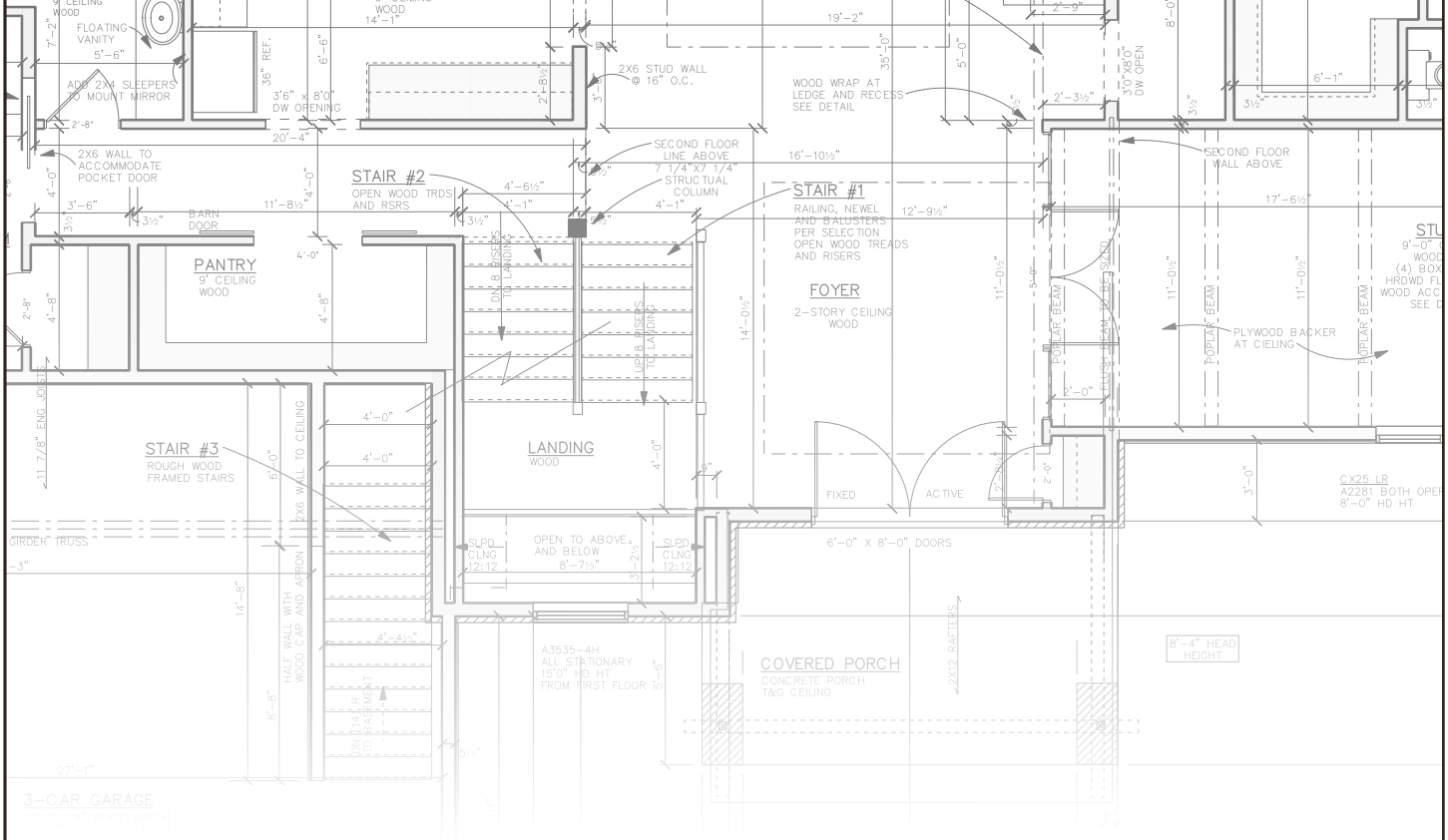


Espire | HARTBROOK HOMES

Designed for life.

Priced for living.

OUR HOME 530 Hartbrook Drive, Hartland, WI 53029 **WEB** EspireHomes.com

MILWAUKEE 262-746-2000 | **MADISON** 608-673-4100

HARTBROOK HOMES STANDARD INCLUSIONS

BUILDING INCLUSIONS

- Standardized floor plans with limited customization
- Streamlined selections process with curated packages
- High-touch service experience
- Skilled team, contractor, and supplier network
- Budget and timeline planning
- Building site consultation
- Focus on Energy Certified New Home
- Form-A-Drain tile footing system with crock and sealed sump pump
- Full 8' high, 8" thick foundation walls with interior brick pattern
- Foundation insulation with stucco coat on the top 12"
- (1) vinyl basement windows with area well connected to drain tile system
- Engineered Laminated Veneer Lumber (LVL) structural beam and adjustable 3" tube columns
- Poured concrete basement floor, garage floor, and front stoop
- 2"x6", 16" O.C. exterior house wall framing with OSB sheathing and 2"x4", 16" O.C. at garage walls
- Tyvek house wrap on exterior house and garage walls to prevent air and water penetration
- Flex wrap on all windows and door sills to prevent air infiltration and sill rot
- Engineered I-Joist floor system with T&G high-performance floor sheathing, nailed and glued
- Engineered roof trusses, 24" O.C. with OSB sheathing
- R-19 batt insulation at exterior house walls, excludes garage
- 2" closed cell foam at all box sills
- R-40 blown-in attic insulation, excludes garage
- Vinyl performance single hung windows and patio doors with drywall jambs and wood sill

INTERIOR BUILDING INCLUSIONS

- 96% high-efficiency furnace
- Honeywell media air cleaner
- 13 SEER high-efficiency central air conditioner
- Honeywell T6 Wi-Fi programmable thermostat
- Ventilation for kitchen hood, dryer, and bathrooms
- Water supply lines are CPVC & PEX, drains are PVC
- Power-vented 50-gallon gas water heater system
- Rough-in ¾ bath in basement for future bathroom
- Hartbrook Series Kohler plumbing fixtures, pressure balanced, faucets (select styles and finishes)
- Oasis acrylic tub and shower modules
- Kohler comfort height elongated toilets
- Sterling by Kohler single basin stainless steel sink in kitchen with Kohler faucet (select styles and finishes)
- Kohler pedestal sink in powder room with single-hole faucet (select finishes)
- Garbage disposal with air switch
- Prep for water/ice maker line to refrigerator
- Laundry room washer box with hot/cold water
- Dishwasher hookup
- 200-amp electrical service
- Smoke detectors and carbon monoxide detectors
- Electric hook-up for dryer and range/oven
- Knockdown drywall texture on interior walls
- Square or rounded corners on interior walls
- Interior painting on ceilings and walls throughout
- Painted MDF trim and interior doors, variety of styles
- Painted wood sills with drywall return window jambs
- ½ walls with wood cap at stairs, if applicable
- Quality cabinetry in select wood species and door styles with soft-close hinges and dovetail drawers with full extension, soft-close glides
- Pull-out double bin garbage receptacle
- Comfort height vanities in all bathrooms
- Select from Hartbrook Series cabinetry finishes
- Hartbrook Series quartz/granite countertops at kitchen
- Molded marble countertops at laundry room and molded marble countertops with integrated sinks at all bathrooms
- Iron framed mirrors above bathroom vanities (excluding the powder bathroom)
- Direct vent gas fireplace with fan, and logs
- Thin-cut stone veneer fireplace face to mantel with wood mantel
- Schlage levers on doors, choice of style and finish
- Hartbrook Series cabinet door and drawer hardware collection
- Towel bar and toilet paper holder in each bathroom
- Towel ring at each bathroom sink
- 5' semi-frameless sliding clear glass shower door and hardware at owner's bath
- Hartbrook Series select luxury vinyl plank or non-grouted luxury vinyl tile flooring per plan
- Hartbrook Series carpet per plan
- Hartbrook Series light fixture package
- Dishwasher, in cabinet microwave, and stainless range hood package
- Rough and finish cleaning

EXTERIOR BUILDING INCLUSIONS

- Architecturally appealing exterior designs
- Limited lifetime high-definition shingles
- Ice and water shield applied on eaves and valleys
- Energy-rated insulated fiberglass exterior doors
- 8' insulated steel overhead garage doors
- (1) LiftMaster garage door opener with keyless entry
- James Hardie Hardieplank climate engineered prefinished lap siding
- James Hardie prefinished trim, window wraps, and corners
- James Hardie prefinished fascia and soffit
- Exterior caulking and paint touch ups
- Seamless aluminum gutters with 4" downspouts
- (2) exterior frost-proof hose bibs
- (2) exterior weatherproof GFCI outlets
- Front doorbell

Standard inclusions subject to change 7/2026

THE MENDOTA

SMART TWO-STORY FAMILY LIVING

SMART DESIGN
NARROW HOME PLANS
HOMES 55 FEET WIDE & UNDER



*ELEVATION SHOWN WITH OPTIONAL 3RD STALL GARAGE, GARAGE DOOR, AND STONE VENEER

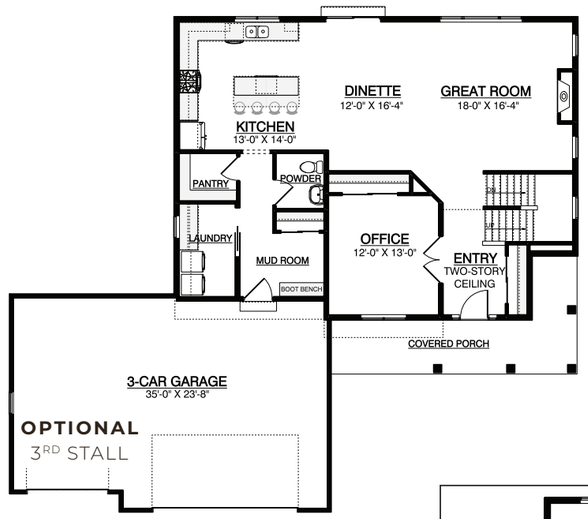
TOTAL SPACE
2,647

BEDROOMS
4

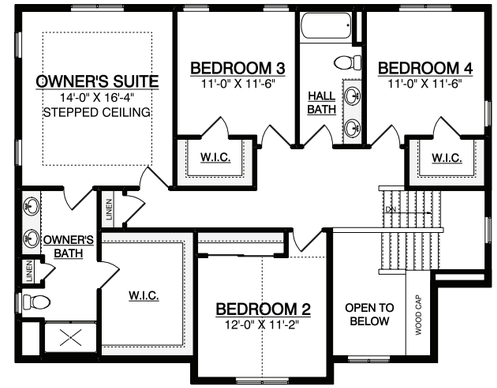
BATHROOMS
2.5

SPECIAL FEATURE
Expansive Owner's Walk-in Closet

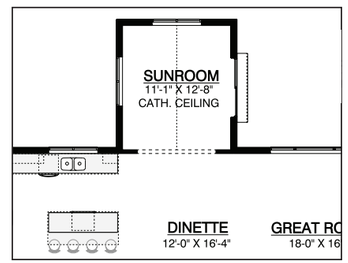
STYLE
Two-story



FIRST FLOOR 1,384 SQ. FT.
BASE: 50'-0" WIDE X 54'-0" DEEP
WITH OPTIONAL 3RD STALL:
62'-0" WIDE X 54'-0" DEEP



SECOND FLOOR 1,263 SQ. FT.



OPTIONAL SUNROOM
ADDITIONAL 154 SQ. FT.

EXPLORE
THE MENDOTA

THE GENEVA

SMART & SPACIOUS TWO-STORY



*ELEVATION SHOWN WITH OPTIONAL 3RD STALL GARAGE, GARAGE DOOR, AND STONE VENEER

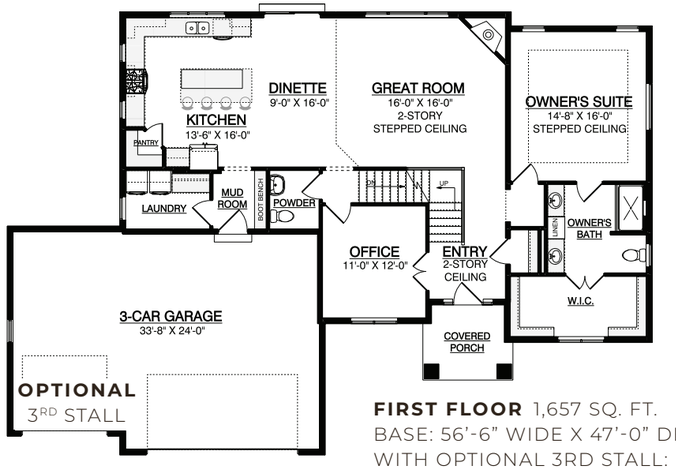
TOTAL SPACE
2,307

BEDROOMS
4

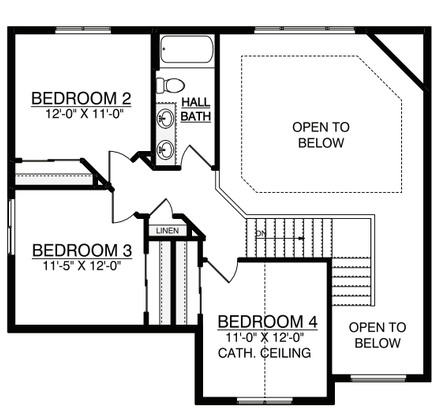
BATHROOMS
2.5

SPECIAL FEATURE
Private Dual-entry Office

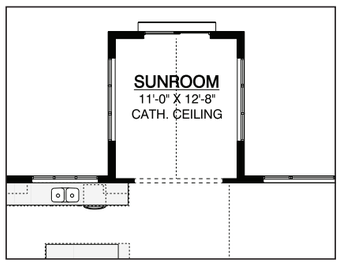
STYLE
Two-story



FIRST FLOOR 1,657 SQ. FT.
BASE: 56'-6" WIDE X 47'-0" DEEP
WITH OPTIONAL 3RD STALL:
68'-6" WIDE X 47'-0" DEEP



SECOND FLOOR 650 SQ. FT.



OPTIONAL SUNROOM
ADDITIONAL 139 SQ. FT.

EXPLORE
THE GENEVA

THE DELAVAN

FUNCTIONAL SPLIT RANCH LAYOUT



*ELEVATION SHOWN WITH OPTIONAL 3RD STALL GARAGE, GARAGE DOOR, AND STONE VENEER

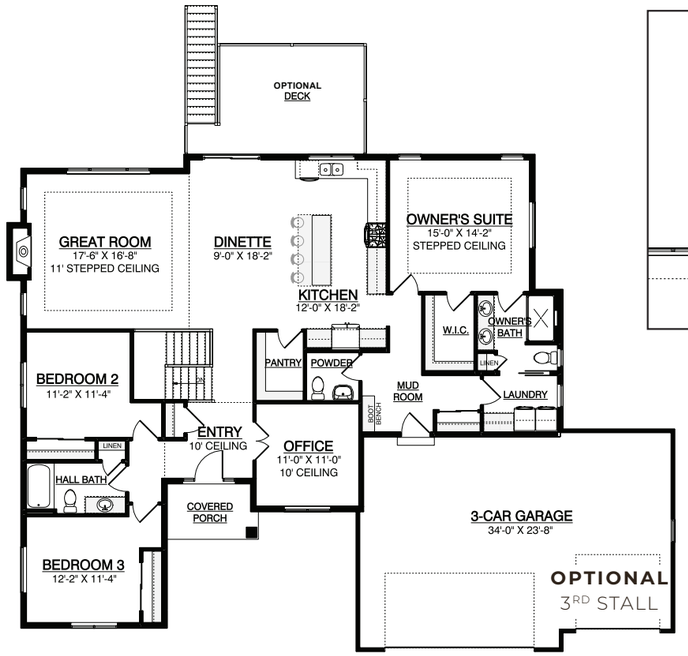
TOTAL SPACE
2,150

BEDROOMS
3

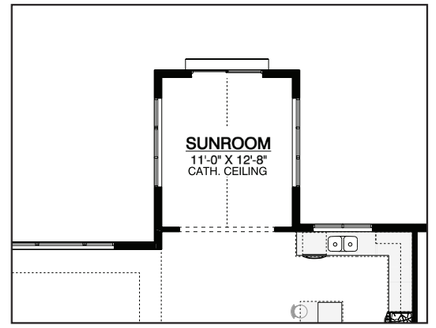
BATHROOMS
2.5

SPECIAL FEATURE
Owner's Suite with
Laundry Access

STYLE
Ranch



FIRST FLOOR 2,150 SQ. FT.
BASE: 59'-6" WIDE X 53'-2" DEEP
WITH OPTIONAL 3RD STALL:
71'-6" WIDE X 53'-2" DEEP



OPTIONAL SUNROOM
ADDITIONAL 139 SQ. FT.

EXPLORE
THE DELAVAN

THE AUBURN

CLASSIC RANCH WITH A MODERN FLOW



*ELEVATION SHOWN WITH OPTIONAL 3RD STALL GARAGE, COURTYARD GARAGE, GARAGE DOOR, AND STONE VENEER

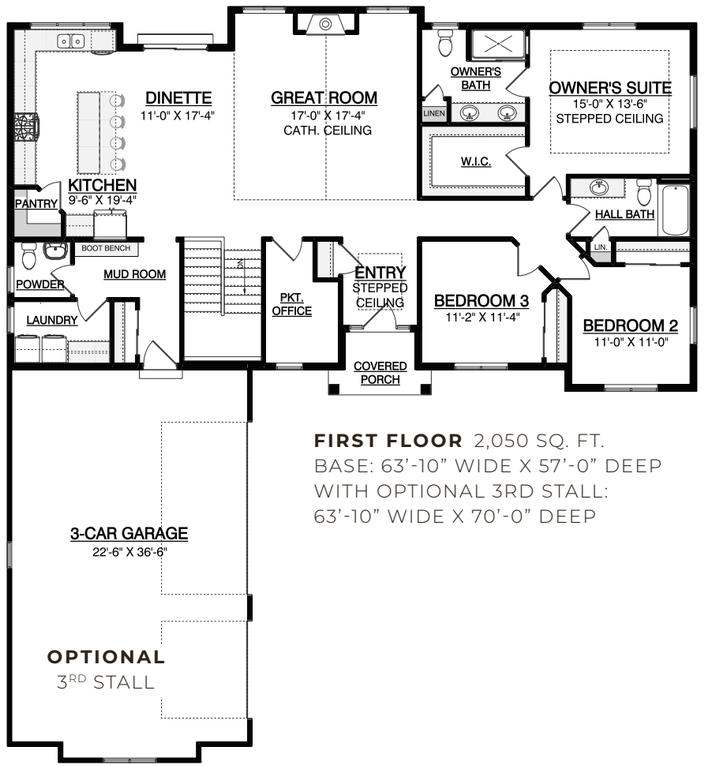
TOTAL SPACE
2,050

BEDROOMS
3

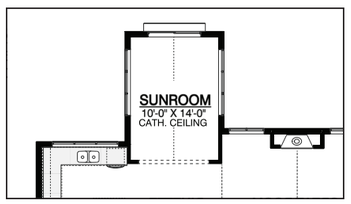
BATHROOMS
2.5

SPECIAL FEATURE
Expansive Kitchen

STYLE
Ranch



FIRST FLOOR 2,050 SQ. FT.
BASE: 63'-10" WIDE X 57'-0" DEEP
WITH OPTIONAL 3RD STALL:
63'-10" WIDE X 70'-0" DEEP



OPTIONAL SUNROOM
ADDITIONAL 140 SQ. FT.

EXPLORE
THE AUBURN

THE CASTLE ROCK

REFINED RANCH LIVING WITH MODERN COMFORT

SMART DESIGN
NARROW HOME PLANS
HOMES 55 FEET WIDE & UNDER



*ELEVATION SHOWN WITH OPTIONAL 3RD STALL GARAGE, COURTYARD GARAGE, GARAGE DOOR, AND STONE VENEER

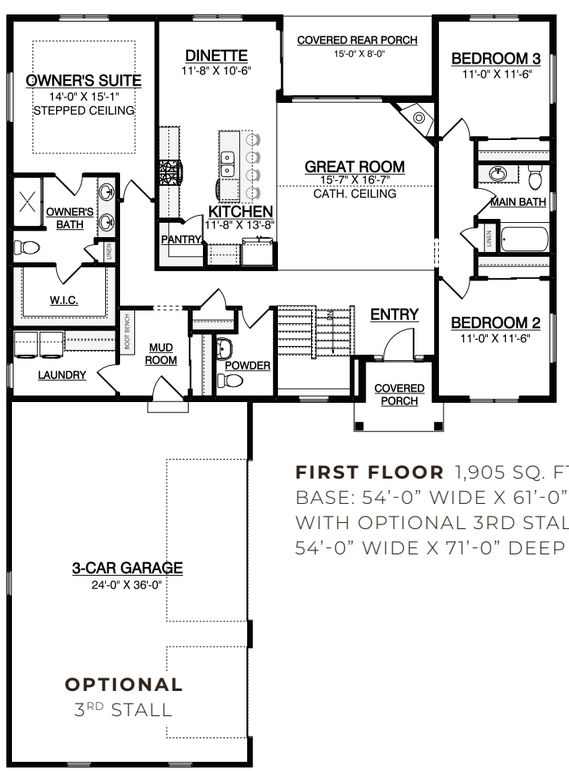
TOTAL SPACE
1,905

BEDROOMS
3

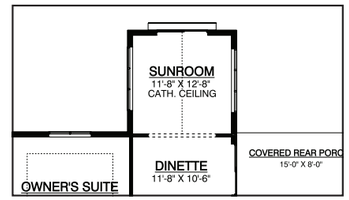
BATHROOMS
2.5

SPECIAL FEATURE
Private Owner's Suite

STYLE
Ranch



FIRST FLOOR 1,905 SQ. FT.
BASE: 54'-0" WIDE X 61'-0" DEEP
WITH OPTIONAL 3RD STALL:
54'-0" WIDE X 71'-0" DEEP



OPTIONAL SUNROOM
ADDITIONAL 153 SQ. FT.

EXPLORE
THE CASTLE
ROCK

PROUD PARTNERS WITH:

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BUILDING PRODUCTS & DESIGN CENTER

JamesHardie

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EMPLOYEE OWNED

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