

## Standards

### **INTERIOR:**

#### Appliances (General Electric)

- \$1,750 Appliance allowance

#### Cabinets

##### Hall Bath(s) & Half Bath(s):

- Builder's Series in Hickory, Oak, or Maple
- Flat panel cabinets
- Cultured marble vanity top
- Wall Mirror

##### Master Bath:

- Builder's Series in Hickory, Oak, or Maple
- Flat panel cabinets
- Double Bowl cultured marble vanity top
- Garden tub
- Wall Mirror

##### Kitchen

- Builder's Series in Hickory, Oak, Silk, White, or Maple
- Raised Panel cabinet
- Post form High Definition laminate countertop with integral back splashes

#### Chair Rail & Crown Moulding

- Per Plan

#### Closets

- Ventilated wire shelving

#### Doors

- Matching style hardboard throughout interior
- Oil Rubbed Bronze hinges and lever handles

#### Electrical

- Lighting allowance per plan

##### Telephones

- Designated locations are living room, kitchen, and all bedrooms
- All phone jacks will be pulled on an individual Cat5E cable and home run to the structured panel with capacity for up to eight extensions
- Panel prepared for phone company's final connection


##### Cable T.V.

- Designated locations are living room, kitchen, and all bedrooms
- All cable jacks pulled with RG6 coaxial and home run to the panel
- Panel prepared for cable company's final connection
- Data port in a central closet for wireless internet router
- All network hubs and parts to complete and cross connect will be the purchaser's responsibility after closing

##### Other:

- Exterior ground fault interrupter receptacles at front & rear
- Interior receptacle locations to code requirements
- Flood light at rear of the house
- Vented bathroom exhaust fans
- Family room and bedrooms wired for ceiling fan and light



#### Fireplace(s)

- Direct vent with Gas Logs 
- Painted Wood Mantle
- Outside combustion air supply
- Ceramic Tile surround & Flush hearth



#### Flooring

- Hardwood in Foyer, Half Bath off Foyer and Living Areas  
(Optional Ceramic Tile, Carpet, and Hardwood Upgrades)
- Tile in the Master Bath
- Carpet in, Bedrooms and Closets
- Vinyl in Hall Baths, and Laundry


#### Interior Finishes

- Smooth finish drywall on walls and ceilings
- Latex Flat Wall Paint, one color throughout
- Ceilings white 
- Low VOC paints 
- White gloss Trim Paint throughout

#### Heating/Air Conditioning

- Gas Forced Air Furnace
- Electric Heat Pump
- SEER 14.5 cooling equipment
- Energy Star Programmable Thermostats 
- Insulated air ducts and air handler located in conditioned space 

#### Plumbing Fixtures

- Washer & Dryer connection
- Stainless steel kitchen sink
- Single lever oil rubbed bronze faucets in Kitchen & Baths
- Elongated vitreous china toilets
- Fiberglass tub/shower units
- Oil rubbed bronze towel & toilet paper holders
- Exterior spigots front & rear
- High efficiency gas water heater 

#### Stairs

- Carpet or Hardwood- per plan
- Hardwood stained rail to match Hardwood Flooring
- White pickets

### **EXTERIOR:**

#### Deck/Patio

- Treated lumber deck and/or concrete patio
- Square picket & rail
- Steps to grade

#### Driveway

- Asphalt
- Concrete Sidewalk from front entrance to driveway

#### Exterior Doors

- Fiberglass front door
- Sliding or center hinged deck & patio doors
- Fiberglass nine light service doors
- Fire rated door from garage to house
- Oil rubbed bronze door hardware
- Entrance doors include dead bolt with all locks keyed alike

#### Garage

- Garage door opener(s) with two remotes
- Decorator insulated steel door(s)

#### Landscaping

- Two Trees
- Mulch beds at front of the House
- Ten Shrubs
- Seed & Straw

#### Mailbox

- Subdivision standard
- House numbers included

#### Roofing

- 30 year architectural shingles
- Aluminum continuous guttering with down spouts & splash blocks

#### Siding & Shutters

- Vinyl
- Color and style selected by customer

#### Windows

- Double hung insulated white vinyl with grids & screens  
(Both sashes tilt-in)
- Wood Jambs and sills.
- Low-E Argon gas insulated windows 