

Standards

INTERIOR:

Appliances (General Electric)

- Range - Smooth Top Self Cleaning 5 Burner
- Dishwasher
- Microwave
- Garbage Disposal
- Standard Appliance colors: Bisque, Black, White

Cabinets

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

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

Master Bath:

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

Kitchen

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

Chair Rail & Crown Moulding

- Dining Room

Closets

- Ventilated wire shelving

Doors

- Six panel hardboard throughout interior w/brushed chrome hinges & knobs

Electrical

Telephones

- Designated locations are living room, kitchen, and all bedrooms
- All phone jacks will be pulled on an individual Cat5 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 family or living room, kitchen, all bedrooms, and sunrooms where applicable.
- All cable jacks pulled with RG6 coaxial and home run to the panel
- Panel prepared for cable company's final connection
- 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
- Under cabinet and can lights in kitchen
- Interior receptacle locations to code requirements
- Flood light at rear of the house
- Vented bathroom exhaust fans
- Lighting allowance for interior and exterior fixtures
- Rough in for Central Vac, Security System and Surround Sound.

Fireplace(s)

- Direct vent with Gas Logs
- Painted Wood Mantle
- Ceramic Tile surround & hearth
- Flush Hearth

Flooring

- Carpet in Living, Bedrooms, Closets, Halls, & Stairs
- Vinyl in Kitchen, Breakfast Area, Baths, and Laundry
- Hardwood in Foyer, Half Bath off Foyer and Dining Room
(*Optional Ceramic Tile, Carpet, and Hardwood Upgrades*)

Heating/Air Conditioning

- Gas Forced Air Heat w/electric Air Conditioning
Electric Heat Pump for second floor on some two-story plans

Interior Finishes

- Sand finish plaster on all walls
- Latex Flat Wall Paint, one color throughout
- Ceilings white
- White gloss Trim Paint throughout

Plumbing Fixtures

- Washer & Dryer connection
- Stainless steel kitchen sink
- Single lever brushed chrome faucets in Kitchen & Baths
- Elongated vitreous china toilets
- Fiberglass tub/shower units
- Brushed chrome towel & toilet paper holders
- 50 gallon gas water heater
- Exterior spigots front & rear

Stairs

- Carpeted
- 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 steel door from garage to house
- Brushed chrome door hardware
- Entrance doors include dead bolt with all locks keyed alike

Garage

- Garage door opener(s) with two remotes
- 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
- Ridge & soffit vent system
- 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.

DISCLAIMER: Sizes approximate, price and materials subject to change. All allowances include materials, tax and shipping. Interior selections may be made by Purchaser only if not already ordered by Seller/Builder. If selections have been made by Seller/Builder but are not installed, Purchaser may view them by appointment.