

Standard Feature Sheet

Exterior Features:

- Attic with pull down stairs
- 30 year roof shingles
- Windows per plan
- Parged crawl space foundation
- Fiber Cement siding **
- Fiberglass front door with glass **
- Handle set on front door/deadbolt locks on all exterior doors.
- Deck per plan
- Concrete driveway
- 1 Car garage door with one remote.
- Fiber cement ceilings on all porches.
- 6x6 treated wood columns on front porch
- Two all weather(GFI) electric outlets at the front and rear of the house.
- Two hose bibs per house.Front and rear of house.

Appliances:

- SS slide in Range/Oven **
- SS Microwave/Hood **
- SS Dishwasher

Landscaping:

- Sod front yard to front house corner
- Seed and Straw rear yard with some natural area chosen by Builder

Standard Bath Features:

- All baths with Chrome plumbing fixtures
- Elongated Toilets
- Master bath shower includes a trimmed clear glass door with a level 1 tile shower pan.
- 2nd bath with tub level 1 tile wet wall and floors.
- Level 2 granite or quartz (Same as Kitchen)countertops in all full baths

Interior Features:

- #2 Common 2" white oak hardwoods throughout first floor and stair treads
- Level 2 Granite countertops or Limited quartz selection in kitchen with S.S. undermount sink.
- Level 2 cabinets (Soft Close Doors and Drawers)
- Level 2 tile backsplash in kitchen
- Level 1 pulls and knobs on all cabinets
- 10' Ft. smooth ceilings on the 1st floor.
- 1x10 Speed base throughout
- Pictured framed windows
- Crown on non vaulted areas on 1st floor ** (not including closets and bathrooms)
- 2 color scheme interior paint colors from standard selections paint chart. (1 flat wall color and white Semi Gloss trim with flat ceiling white) Buyer can choose from Builder selection
- Tiled master bath Floor and shower
- Dual Vanities in the master bathroom.
- Custom designed MDF closet in master bedroom.
- Chrome hinges and knobs.
- Chrome towel rods, hand towels holders and TP holders.
- Standard Framed mirrors**
- Level 1 carpet with 8lb pad in all bedrooms, and 2nd floor hallway.
- Fireplace : Gas logs with surround same as countertops
- Level 1 tile in laundry room

Note: Buyer understands that all areas and dimensions shown on any plan are approximate and considered as nominal.

** Per Plan

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Electrical, Plumbing and HVAC Features:

- Family Room & all bedrooms pre-wired for ceiling fan/light combination.
- Heating system: Gas heat 1st Floor, Electric Heat 2nd Floor.
- 14 Seer two zone electric AC system
- Five (5) cable outlet pre-wires
- Two (2) telephone outlet pre-wires
- Smoke detectors per NC building code
- Electric washer/dryer connections
- Laundry room with wire shelving **
- Gas Tankless hot water heater **
- Twelve (12) Recessed cans included
- T.V. Pre-wire in family room (outlet over the fireplace w/ flex tube to right or left of fireplace)
- Chrome plumbing fixtures throughout
- Chrome light fixtures throughout
- Two (2) pendants over island **

Adjustments and changes of these standard features may occur without notice due to local construction conditions or availability of materials.

Plans are subject to minor changes at the builder's discretion. Any upgraded optional items agreed to by builder and buyer in writing are at an additional cost to the buyer and are non-refundable builder monies. They do not form part of the basic specifications of the house. All options, additions and upgrades are to be paid to Builder at the time a change order is executed by both buyer and Builder.

Customer Service: (warranty booklet will be provide at final walk through)

- 1 Year (From Closing) Termite Warranty
- 1 Year nail pop and caulk Warranty
- 1 Year HVAC, Plumbing, and Electrical Warranty
- 6 Year Structural Warranty

Buyer: _____

Date: _____

Buyer: _____

Date: _____

Seller: _____

Date: _____

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**** Per Plan**